

ALGONAC PLANNING COMMISSION
Council Chambers, 805 St. Clair River Drive
Algonac, MI 48001
April 24, 2017
7:00 p.m.
As approved 10.2.17

A special meeting of the City of Algonac Planning Commission was called to order at 7:00 p.m. on Monday, April 24, 2017 by Chairman Corey Blair. The meeting was held in City Council Chambers, 805 St. Clair River Drive, Algonac, MI 48001.

ROLL CALL:

Present: Corey Blair, Chairman
Ken Falke
Amanda Gougeon
Sandra Karcarka
Robert Scruggs, Vice-Chairman
Brian Tideswell
Deborah Tuttle
Marian Valentine

Absent: Michael Musto

Others: Mayor Eileen M. Tesch,
Mayor Pro-Tem Michael
Bembas, Rocky Gillis
Acting City Manager Linda
Mackie, Planner David Scurto,
City Clerk Greenia

PLEDGE OF ALLEGIANCE

Chairman Blair led the Pledge of Allegiance.

COMMUNICATIONS AND NOTICES

None at this time.

CITIZENS' TO BE HEARD

Rocky Gillis, 381 Center, approached Planning Commission and reviewed what a successful fundraiser they had last Friday for the Dog Park.

Michael Bembas, 1713 St. Clair River

He began by congratulating Amanda Gougeon on her appointment to the Planning Commission and stated that he knew she would be an asset to the City in this capacity.

He spoke to the Planning Commission about the success of the fundraiser for the dog park as well. He indicated that he would be available throughout the meeting if anyone had any questions regarding the dog park.

PUBLIC NOTICE

None at this time.

APPROVAL OF MINUTES

PCO # 04-01-17 Approval of Minutes

Motion by Karcarka supported by Falke to approve the minutes of the November 7, 2016 Planning Commission meeting as proposed. Motion carried.

UNFINISHED BUSINESS

None at this time.

NEW BUSINESS

PCO # 04-02-17 Discussion of FY 17/18 Capital Improvement Plan

Motion by Scruggs supported by Falke to discuss the FY 2017/2018 Capital Improvement Plan as presented. Motion carried.

Discussion of the proposed FY 17/18 Capital Improvement Plan was had between members of the Planning Commission and Acting City Manager/City Treasurer Linda Mackie.

Vice-Chairman Scruggs had a question about the money that was noted to go to the Dog Park. Acting City Manager Mackie stated that if he were to follow down the column of the spreadsheet that had the dog park expenditures, he would see that this funding is coming from grants and/or donations. Discussion was had on how the City was going to pay for the care and maintenance of the dog park in the future after it was built.

PCO # 04-02-17 Close Discussion of FY 17/18 CIP and Approve Same

Motion by Scruggs, supported by Tideswell to close the discussion of the FY 17/18 Capital Improvement Plan and approve same as presented by Acting City Manager/City Treasurer Mackie. Motion carried.

DISCUSSION OF DOG PARK**PCO # 04-03-17 Open Discussion on Dog Park**

Motion by Scruggs, supported by Gougeon to open discussion on the proposed Dog Park. Motion carried.

Discussion on the dog park began with the subject of having an ordinance that is specifically designated as a dog park ordinance. Vice-Chairman Scruggs felt that many communities had ordinances that were specifically to enforce dog parks.

He then added that he was very disappointed that site plan review of the dog park did not come to planning commission prior to it's approval from the City Council in submission for the grant application. He added that he felt the Planning Commission could table discussion on this item until Mr. Scurto had a chance to review it and give his opinion on it.

Mr. Scurto then approached Planning Commission. He addressed the concerns that were voiced by Mr. Scruggs and indicated that those decisions were at City Council level.

Further discussion was had on why no zoning ordinance review was even had of the dog park prior to the drawing. Planning Commission member Amanda Gougeon wondered who would enforce the rules or ordinance (if adopted) at the dog park. Acting City Manager Mackie noted that the rules or an ordinance, if adopted would be enforced by the Police Department the same as other parks.

Further discussion was had on possible liability from the dog park – it was indicated that maybe the City should require users to sign a waiver before they are allowed to use this park.

At this point, Michael Bembas, 1713 St. Clair River Drive approached Planning Commission at the podium to share some things about the dog park. He explained that originally the dog park was supposed to be submitted with

Phase II of the Grant Application for Lions Field Park. There was a group of private citizens, him being one of them, who felt it would be a good idea to try and get the funding together for the dog park before Phase II was even begun.

He reviewed that Mr. Monte of P.C.E., Inc. drew up the plans for the dog park. There would be a 6 foot fence around the entire area; two separate play areas for large dogs and small dogs; running water for both dogs and people, shade trees, benches, it would be about 12,000 square feet. He then shared that many things had already been secured through donations – benches by the Lions Club, trees and labor to put the fence in was all offered. This would be a big cost savings. He felt the dog park was a very positive thing for Algonac.

Vice-Chairman Scruggs thanked Mr. Bembas and Mr. Rocky Gillis for all of their efforts on the dog park. He then stated he still had a few concerns and would like them to be addressed. He added that people that live along Dixie were concerned with the proximity of the park to their homes and the possible odor.

Commission then discussed having rules for the park, what requirements would be needed to use the park. They wanted to be able to look at the rules for the park and have input on them. They wanted to review the actual site plan before the park was built as well to make sure it complied with all the current zoning ordinances.

PCO # 04-04-17 Close Discussion of Dog Park

Motion by Scruggs, supported by Tideswell to close discussion of the dog park. Motion carried.

Review of Possible Street Light Ordinance

PCO # 04-05-17 Discussion of Street Light Ordinance/ Regulatory

Motion by Scruggs, supported by Falke to open discussion on a possible text amendment to Chapter 21 Subdivision Regulations of the Code of Ordinances by adding street lighting to the requirements for approval. Motion carried.

Discussion was had on what was currently in place in the City of Algonac in regards to street lighting requirements. What was the difference between developments of a few single family homes versus what a subdivision was in regards to the requirement to put up street lighting.

Mr. Scurto reviewed the difference and the requirements that would be needed if the City chose to move ahead with this matter. He stated it would need to be made part of the site plan review and requirements for all types of development that the City deemed necessary. That way the developers would have to show placement as well as intent to put street lights in before any approval could be given. He explained the difference between site condos and subdivisions to Planning Commission.

Planning Commission agreed that the street lighting should be made a part of the site plan review in the City. Mr. Scurto suggested that they send this information on to the City Council. If City Council agreed they would send it back to Planning Commission and direct them to prepare an ordinance amendment. Mr. Scurto could help develop that verbage if it came back to the Planning Commission.

PCO # 04-06-17 Close Discussion on Street Light Ordinance

Motion by Scruggs, supported by Karcarka to close the discussion on the text amendment to the Subdivision Regulations by adding street lighting to the requirements for approval. Motion carried.

ITEMS FOR NEXT AGENDA

Further discussion of Dog Park

Response from City Council regarding Street Light Ordinance Discussion

ADJOURMENT

PCO # 04-03-17 Adjournment

Motion by Falke supported by Gougeon to adjourn the meeting at 7:58 p.m. Motion carried.

Signed:

Respectfully Submitted:

Corey Blair
Chairman

Cynthia L. Greenia
City Clerk