

CITY OF FREMONT
MINUTES OF THE REGULAR FREMONT PLANNING COMMISSION MEETING

Tuesday, January 11, 2011
Fremont City Hall

Call to Order: A regular meeting of the Fremont Planning Commission was held in the Council Chambers at the Fremont City Hall on Tuesday, January 11, 2011. The meeting was called to order at 4:05 p.m. by Planning Commission Chair Don Henry

Fremont Planning Commission Members Present: Chair Don Henry and Commissioners Dennis Caplis, Jane Drake, Marcia Eib, Jim Krouse, Lon Vredeveld, Peg May, and Jim Sloan

Fremont Planning Commission Members Absent: Jack Butterick

City Staff Present: Michele Ribant, Fremont Zoning Administrator

Review and Approval of Meeting Agenda

A motion was made by Lon Vredeveld, seconded by Dennis Caplis and carried to approve the agenda as presented for the January 11, 2011 Regular Planning Commission meeting.

Approval of the Fremont Planning Commission Minutes

A motion was made by Marcia Eib, seconded by Lon Vredeveld and carried to approve the minutes as presented from the December 6, 2010 Special Fremont Planning Commission meeting.

Editor's Note: The Regular Planning Commission scheduled for December 14, 2010 was cancelled.

Public Comment

There was no public comment.

Site Plan Review – Fremont Rent – All Business (502 W. Main Street) (West Main District)

Earl Ashbaugh, on behalf of his brother Chuck Ashbaugh, owner of the Fremont Rent-All business, located at 502 W. Main Street in the West Main District said his brother is proposing to build a 3,072 sq. ft. addition onto the existing 2,560 sq. ft. existing building that houses the retail business. He indicated that he reviewed the staff report and that the information in the report is correct.

Michele Ribant informed the Commission that the proposed addition satisfies Code. She said that the applicant is not bringing the entire site into full compliance with regard to such things as site elements because the Code does not require it based on the improvement being made. However, she said that the applicant is improving the site by adding landscaping around the foundation of the building and by restriping the paved parking area that can be seen from Main Street. He will also properly sign for handicap parking.

Jim Krouse asked how much of the building that is directly south of the proposed addition will be demolished and if there are any setback requirements that need to be adhered to with regard to that

building. Mr. Ashbaugh said that they would take down enough of the front of the building to allow for the addition, and they would reconstruct the front of the building. Michele Ribant advised that they need to consult with the Newaygo County Building Department to determine how much space needs to be between the buildings. She thought there should be at least ten (10) feet for fire safety purposes, but she told him to check with the County to be sure their regulations are met. She also said there is no issue with the setback of the existing building.

Marcia Eib asked what type of materials the original building is made of. Mr. Ashbaugh said it is stick frame construction with T-1 siding and that the addition, which will be made of split face block, will be painted a color that matches the existing building color.

Marcia Eib asked how the addition is to be accessed. Mr. Ashbaugh said there will be a garage service door on the south side of the addition, and there will be an interior door that connects the addition to the existing building that fronts Main Street.

A motion was made by Dennis Caplis, seconded by Marcia Eib and carried to approve the site plan dated 1-7-11 for a 3,072 sq. ft. addition proposed to the Fremont Rent-All main building located at 502 W. Main Street in the West Main District in Fremont MI with the following condition:

- Must provide the City of Fremont with a copy of the soil erosion permit.

Update on the Work of the Fremont Community Joint Planning Commission

It was reported that it may take another 1-1/2 to 2 years to complete the Joint Zoning Ordinance.

Review of 2010 Annual Planning Commission Report

A motion was made by Dennis Caplis, seconded by Lon Vredevelde and carried to approve the 2010 Annual Planning Commission report.

Jane Drake arrived at the Planning Commission meeting in time to vote on the Work Plan.

Review of the 2011 Work Plan

Dennis Caplis asked whether “Urban Chickens” should be included on the 2011 Work Plan. Michele Ribant reported that the issue is dealt with in another City Code – not the Zoning Ordinance. She indicated the current Code precludes the raising of chickens in the City.

A motion was made by Jim Sloan, seconded by Jim Krouse and carried to approve the 2011 Work Plan as presented.

It was suggested the Commission try to handle at least one issue on the work plan each month.

Review Education Requirements

Don Henry said that everyone met their education requirement, and he expressed his appreciation for their dedication to service. He indicated that if anyone had changes to the education worksheet that they should inform Michele Ribant of the needed update.

、
Unfinished Business

There was no unfinished business.

New Business

Chair Henry informed the Commission that at an upcoming meeting they will likely be reviewing plans for a proposed chiller building at the Nestle/Gerber facility. He said that they may be reviewing a proposal to change the size of monument signs in the Fremont Industrial Park and that they may be asked to review and vote on language to allow buildings downtown to be split.

Jane Drake referred the Commission to the Article handed out to them, which is in the January 2011 edition of “the review” magazine published by the Michigan Municipal League, and is entitled, “Breaking the Code in Fremont”. She said it provides a clear explanation of Fremont’s hybrid form-based Code and of the work of the Commission.

Commissioners’ Discussion

When asked about the status of the community digester project, Michele Ribant said she issued a zoning permit for the project and Novi Energy broke ground on the project in December 2010.

Next Regular Planning Commission Meeting

February 8, 2011
4:00 p.m.
City Council Chambers
Fremont City Hall

Adjournment

There being no more business of the Fremont Planning Commission, the meeting adjourned at 4:54 p.m.