

CITY OF FREMONT
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

Tuesday, January 27, 2009
Fremont City Hall

Call to Order: A regular meeting of the City of Fremont Planning Commission was held in the Council Chambers at the Fremont City Hall on Tuesday, January 27 2009. The meeting was called to order at 4:05 PM.

Present: Chair Don Henry and Commissioners Jack Butterick, Jane Drake, Marcia Eib, Jim Krouse, and Jim Sloan

Note: Jim Krouse arrived at 4:17 PM.

Absent: Dennis Caplis, Peg May and Lon Vredeveld

City Officials Present: Bryan Gruesbeck, Fremont City Manager
Michele Ribant, Fremont Zoning Administrator

Guests: Bonnie Erber, Future of Fremont Committee
Robert Erber, Future of Fremont Committee
Mick Hannah, Future of Fremont Committee

Opening Remarks: Chair Henry asked the Commission to look over the Planning Commission Membership Roster and the 2008 Education Requirement Worksheet and to provide Michele Ribant with any updates, if necessary. Ms. Ribant indicated that Jim Krouse had informed her prior to the meeting that he had additional education credits that should be reported, so Ms. Ribant passed out an updated Education worksheet and an updated 2008 Annual Report – Part A that addresses education requirements.

Approval of the Fremont Planning Commission Minutes

A motion was made by Jane Drake, seconded by Jack Butterick and carried to approve the minutes from the October 28, 2008 Regular Planning Commission meeting.

Note: The November 25, 2008 and the December 9, 2008 meetings were cancelled.

Presentation by the “Future of Fremont” Committee on the Proposed New Fremont Public High School

Mick Hannah presented a power point presentation on why community members should vote “Yes” to the bond vote slated for May 5, 2009 on the proposed new Fremont Public High School. He fielded questions after the presentation. He then passed out a voter survey on the topic and asked each Commissioner to complete the survey.

Note: Jim Krouse joined the meeting during the High School power-point presentation.

Update on the Fremont Community Comprehensive and Growth Management Plan

Chair Henry reported that the following documents were provided in the agenda packets:

- Synopsis of Changes to the Joint Comprehensive Plan
- Review Goals, Objectives and Strategies
- Review Urban Growth Boundaries

After little discussion, Chair Henry indicated that the Land Information Access Association is still making updates to the Plan and that when the updates are complete, it will be put on the City's website for all to view. Mr. Henry then went on to inform the Commission that the goal of the Fremont Community Joint Planning Commission is to have a new Joint Comprehensive Plan and new Joint Zoning Ordinance adopted by July 1, 2010, which means that the local jurisdiction's planning commissions will be disbanded and the Fremont Community Joint Planning Commission will become the official planning body for the municipalities (City of Fremont, Sheridan Charter Township and Dayton Township).

Review of the 2008 Planning Commission Annual Report

A motion was made by Jane Drake, seconded by Jack Butterick and carried to approve the 2008 Planning Commission Annual Report – Part A as distributed at the meeting and Part B as provided in the agenda packet.

Review of the 2009 Work Plan

A motion was made by Jack Butterick, seconded by Jim Sloan and carried to approve the 2009 Work Plan as presented.

Discussion on the Promoting Active Communities Program

Michele Ribant indicated that one of the activities on the 2009 Work Plan is to support initiatives that promote healthy communities. She informed the Commission that there is an assessment available through the Promoting Active Communities Program that, if conducted, will provide a baseline for our community on how we compare to other communities our size in terms of being a healthy community. It was the consensus of the Commission that staff should complete the assessment by the September 15, 2009 deadline. Ms. Ribant informed the Commission that the evaluation of the assessment would be provided to them in November 2009.

Referral of Issue from the Fremont Board of Appeals (ZBA) - Multi-Family Units that are Non-conforming in Residential Districts

At its January 31, 2008 meeting, the Zoning Board of Appeals approved a request to expand a non-conforming use in relation to the property located at 28 E. Elm Street to accommodate a parking area for a building containing five dwelling units, and they proceeded to approve a variance in relation to the number of parking spaces for the site. The ZBA based their decision on the reasoning that the City should allow owners of nonconforming multi-family houses in

residential districts to have adequate parking accommodations, if feasible, and the Code should reflect this, or at least the Planning Commission should address how the City should handle similar situations (multi-family units that are nonconforming in residential districts). The Commission discussed the issue and decided that it did not want non-conforming uses to be expanded as a general practice, and then the following motion was made.

A motion was made by Jane Drake, seconded by Marcia Eib and carried to retain the Fremont City Code in its current form with relation to non-conforming uses.

Discussion on Uses in the Downtown Main District

Chair Henry indicated that the Commission is to consider whether they want to retain the language in the Downtown Main District regulations dealing with uses. It was explained that the specific question is whether the Commission wants to continue to limit office uses downtown. Staff was asked to explore options for the Commission's consideration with regard to creative ways to accommodate offices downtown on a temporary stimulus basis.

Update on the Fremont Metal and Paper Plan

Michele Ribant reported that an amended site plan for Fremont Metal and Paper has been submitted to the City. She said the owner decided to hold off in bringing the site plan to the Commission until the option of moving his company to the Fremont Industrial Park had been explored.

Next Meeting

February 24, 2008
Fremont City Hall
Council Chambers
4:00 PM

Adjournment

There being no further business of the Planning Commission, the meeting was adjourned at 6:01 PM.