

CITY OF FREMONT
MINUTES OF THE REGULAR FREMONT PLANNING COMMISSION MEETING

Tuesday, November 8, 2011
Fremont City Hall

Call to Order: A regular meeting of the Fremont Planning Commission was held in the Training Room at the Fremont City Hall on Tuesday, November 8, 2011. The meeting was called to order at 4:00 p.m. by Planning Commission Chair Jack Butterick.

Fremont Planning Commission Members Present: Chair Jack Butterick and Commissioners Jim Breinling, Dennis Caplis, Marcia Eib, Don Henry, Peg May, Lon Vredeveld, and Jim Sloan

Fremont Planning Commission Members Absent: Mike Carpenter

City Staff Present: Michele Ribant, Fremont Zoning Administrator

Review and Approval of Meeting Agenda

A motion was made by Don Henry, seconded by Peg May and carried to approve the agenda as presented.

Approval of the Fremont Planning Commission Minutes

A motion was made by Lon Vredeveld, seconded by Jim Breinling and carried to approve the minutes as presented from the September 13, 2011 Regular Fremont Planning Commission meeting.

Public Comment

There was no public comment.

Site Plan Review – Nestle Nutrition/Gerber Products Co. (445 State Street, Industrial District)

Derek Eade, project manager for Dan Vos Construction Company, reviewed the plans with the Commission. He said that Nestle/Gerber is proposing a 1,500 sq. ft. addition, which will be adjacent to building #71. Jeff Grey, a Nestle/Gerber employee, said that building #71 is used as a pilot plant for trials on the first floor and offices for research and development on the second floor. Mr. Grey said that they will be doing trials with meat. Mr. Eade explained that the materials for the addition will match those of the existing building # 71. He said that the building addition itself will be 22'4" in height and that the bump out will be 29'4". He said he will update the plans to include the heights. He also indicated that there will be wall mounted lights that will be down-lit; these lights will be added over the employee doors. Mr. Eade indicated that the site plan will be amended to include the updated parking calculations.

After some discussion, a motion was made by Lon Vredeveld, seconded by Jim Breinling and carried to approve the site plan dated 5-9-11 and the architectural exterior elevations dated 10-28-11 for the 1,500 sq. ft. addition to building #71 in the Nestle/Gerber complex with the following plan updates:

- That the height of the addition (22'4" and 29'4" in one part of the addition) be specified on the elevations or a copy to scale be provided.
- That the parking calculations be updated on the site plan.

Discussion on Banners and Flag Signs

After much discussion, it was decided that banners could be hung on the rear facades of buildings in the Downtown Main District. It was decided that banners can also be used in the West Main District as long as setback requirements are adhered to. It was suggested that staff come back at the next meeting with proposed language to allow for the banners and that the language include size restrictions and possible time limits as to how long the banners can be up. The Commission also wanted to require that the banners be maintained in good condition.

The Commission discussed whether the regulations on “Open Signs” in the form of banners in the Downtown Main District should be changed. After much discussion, the Commission decided not to change the regulations on the issue.

Discussion on Storage of Trailers in Various Districts

The Commission discussed if trailers should be allowed in certain districts. The following language was provided to the Commission for their comment and consideration:

“The use of semi-tractor trailers, utility trailers, mobile homes and vehicles including recreational vehicles for storage is prohibited in the Industrial District, the Institutional District and the West Main District unless the vehicle is used in connection with an existing business which use is permitted in the District or unless the vehicle is used on a temporary basis as approved by the Zoning Administrator while the principal structure or accessory structure on a lot is being built. All applicable regulations must be adhered to.

In the Downtown Main District, the use of semi-tractor trailers, mobile homes and recreational vehicles for storage is prohibited. Small trucks or utility trailers are permitted in private space for loading and unloading purposes for no longer than 96 hours as long as the small truck or utility trailer is not stored outside permanently.”

The Commission indicated that the first paragraph captured their intent in terms of trailers in the Industrial, Institutional and West Main Districts. However, the second paragraph needs to be amended to indicate that small trucks or utility trailers are permitted if they are in connection with an existing business and the truck or trailer is used on a regular basis.

The Commission also wanted to allow churches and schools to use trailers or at least have some way to conduct paper drives, etc. as fundraisers.

Michele Ribant is to come back at the next meeting with language that addresses each of the issues identified.

Update on the Work of the Joint Planning Commission

Jim Breinling, chair of the Fremont Community Joint Planning Commission, updated the Fremont Planning Commission on the progress of the Joint Planning Commission in relation to the adoption of the Joint Zoning Ordinance. He said the Land Information Access Association, the firm reviewing the proposed joint zoning ordinance, asked for a month extension until mid-November 2011. He said it is anticipated that sometime in early to mid- 2012 all three jurisdiction’s Planning Commissions will be disbanded and the Joint Planning Commission will be authorized to decide on planning and zoning issues.

Unfinished Business

There was no unfinished business.

New Business

There was no new business.

Commissioners' Discussion

Jim Breinling updated the Commission on the topics that were presented at the Newaygo County Government Summit on October 29, 2011. Chair Butterick informed the Commission that he forwarded them information on the status of the Fremont Metal and Paper Company's progress in terms of the plans that the Commission approved for the Company's site at the northeast corner of Elm and Weaver. He said that the project has been slowed due to situations beyond Doug Beren's control but that the intent is to move the project forward.

Next Regular Planning Commission Meeting

December 13, 2011
4:00 p.m.
City Council Chambers
Fremont City Hall

Adjournment

There being no further business of the Fremont Planning Commission, the meeting adjourned at 5:28 p.m.

Planning Commission Secretary, Marcia Eib

Date