

**CITY OF FREMONT**  
**MINUTES OF THE REGULAR FREMONT PLANNING COMMISSION MEETING**

**Tuesday, March 8, 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, March 8, 2011. The meeting was called to order at 4:00 p.m. by Planning Commission Vice Chair Jack Butterrick.

**Fremont Planning Commission Members Present:** Acting Chair Jack Butterrick and Commissioners Dennis Caplis, Jane Drake, Marcia Eib, Jim Krouse, Lon Vredeveld, and Jim Sloan

**Fremont Planning Commission Members Absent:** Don Henry and Peg May

**City Staff Present:** Michele Ribant, Fremont Zoning Administrator

**Review and Approval of Meeting Agenda**

A motion was made by Jane Drake, seconded by Dennis Caplis and carried to approve the agenda as presented for the March 8, 2011 Regular Planning Commission meeting.

**Approval of the Fremont Planning Commission Minutes**

A motion was made by Marcia Eib, seconded by Jim Sloan and carried to approve the minutes as presented from the February 8, 2011 Regular Fremont Planning Commission meeting.

**Public Comment**

There was no public comment.

**Public Hearing – Proposed Amendments to the Fremont Zoning Ordinance (Downtown Main District and West Main District – Outdoor Seating/Serving Liquor)**

The public hearing was opened by Jack Butterrick at 4:02 p.m.

It was explained that the Fremont City Council in November 2010 approved an Ordinance amending the City's Code of Ordinances regarding liquor licenses to include criteria. The Ordinance stated that the outdoor dining/service areas must be well-defined and licensee shall not sell, or allow the consumption of alcoholic liquor outdoors, except in the defined area that has been approved by the City's Zoning Administrator. It was further explained that the language before the Commission dealing with serving liquor clarified and fine-tuned all the regulations in the West Main District and the Downtown Main District dealing with outdoor liquor and outdoor seating.

There being no public comment, Jack Butterrick closed the public hearing at 4:03 p.m.

Lon Vredeveld said that in terms of language in the Code dealing with outdoor display areas, he had concerns that the proposed language did not allow for businesses to display their goods (e.g., mulch) in places on their lot where it was reasonable. The Commission wanted the language changed to allow for

outdoor storage and that in the West Main District the storage should be allowed up to the front and side property lines but out of the right-of-way. It was decided that before the Commission voted on all the language amendments proposed in relation to outdoor displays, outdoor seating and the serving of liquor, Michele Ribant would come back at the next meeting with new language for the Commission's consideration that would address the issue of outdoor displays.

**Public Hearing – Proposed Amendments to the Fremont Zoning Ordinance (Industrial District – Signage)**

The public hearing was opened at 4:10 p.m.

Jack Butterick explained that amendments to the Industrial District regulations to allow electronic message boards as part of the ground sign are proposed.

There being no public comment, Jack Butterick closed the hearing at 4:11 p.m.

A motion was made by Jane Drake, seconded by Jim Sloan and carried to approve the following language in Section 5.04 Industrial District – Ground Signs:

“One ground sign is permitted, not exceeding 50 sq. ft., located at least 5 ft. from any lot line and 10 ft. in height. Up to 30% of the ground sign may be dedicated to a reader board, electronic display or time and temperature sign.”

**Newaygo County Agricultural Fair Association – New Entryway Plan (817 S. Stewart)**

Jack Butterick welcomed Matt Kempf, the president of the Newaygo County Agriculture Fair, who gave a presentation on the short-term and long-term plans for the Fairground site located at 817 S. Stewart.

After a detailed presentation, it was decided that Michele Ribant would work with Matt Kempf before the next Planning Commission meeting, and she will craft language that outlines what the Fair is proposing in the short term. The Commission will then review each regulation on its own merits and then make a recommendation.

**Unfinished Business**

There was no unfinished business.

**New Business**

There was no new business.

**Commissioners' Discussion**

Jack Butterick said that a copy of the Ordinance imposing a moratorium on the sale of marijuana was passed out. He said the Planning Commission was charged with the responsibility of developing language to address the issue for the Fremont City Council's consideration.

**Next Regular Planning Commission Meeting**

April 12, 2011  
4:00 p.m.  
City Council Chambers  
Fremont City Hall

**Adjournment**

A motion was made by Jim Sloan, seconded by Jane Drake and carried to adjourn at the meeting at 5:34 p.m.