

CITY OF HARPER WOODS
PLANNING COMMISSION
JANUARY 27, 2010

MEETING MINUTES

The regular meeting of the Planning Commission was called to order by Chairperson Gregory Vargo at 7:05 p.m.

ROLL CALL

PRESENT: Chairperson Gregory Vargo, Vice-Chair Neil M. Patterson, Secretary Valerie J. Kindle, Commissioner(s) John Bruneel, Shanna R. Reed and Mark Zink.

ABSENT: Commissioner(s) Douglas A. Barnes, David A. Kien and Margaret Wagner.

OTHERS PRESENT: City Clerk Mickey D. Todd and Planning Consultant Donna J. Krips.

PC 01-01-10

EXCUSE COMMISSIONER

MOTION by Bruneel, SUPPORTED by Patterson:

To excuse Commissioners Douglas A. Barnes, David A. Kien and Margaret Wagner from tonight's meeting because of prior commitments.

ABSENT: Barnes, Kien and Wagner.

MOTION CARRIED

PC 01-02-10

MINUTES

MOTION by Zink, SUPPORTED by Kindle:

To receive, approve and file the minutes of the regular Planning Commission meeting held August 26, 2009.

ABSENT: Barnes, Kien and Wagner.

MOTION CARRIED

PC 01-03-10

2009 ANNUAL REPORT

MOTION by Patterson, SUPPORTED by Kindle:

To receive and file the 2009 Annual Report as submitted by the Planning Consultant on the Planning Commission's Activities, and in accordance with P.A. 33 of 2008, forward a copy of said report to City Council. Additionally, direct the Planning Consultant to prepare a summary of the cost associated with the items suggested for review for 2010 in said report, and submit them to the Commissioners for further review and consideration. (Attachment #1)

ABSENT: Barnes, Kien and Wagner.

MOTION CARRIED

PC 01-04-10

ELECTION OF CHAIR - VICE-CHAIR - SECRETARY

MOTION by Bruneel, SUPPORTED by Reed:

To re-elect Commissioner Gregory Vargo as Chair, Commissioners Neil Patterson as Vice-Chair and Valerie J. Kindle as Secretary for 2010.

ABSENT: Barnes, Kien and Wagner.

MOTION CARRIED

COMMITTEE REPORTS

Chairman Vargo reappointed Commissioner Bruneel as the Commission's Representative to the Ordinance Committee.

HEARING OF THE PUBLIC

None.

DISCUSSION BY COMMISSION MEMBERS

The Commissioners discussed the State statute that requires them to meet four times annually and suggested that meetings be tentatively scheduled for March, May and September, so that compliance with the statute is met. They added that should other business come before the Commission the meeting schedule could change.

The Commissioners discussed the opening of the Burlington Coat Factory at the mall and how

it is a nice addition to the mall.

Commissioner Reed suggested that we invite the manager from Eastland Center to a meeting to update the commission on future plans for the mall.

PC 01-05-10

ADJOURNMENT

MOTION by Zink, SUPPORTED by Patterson:

That the agenda of the regular Planning Commission meeting having been acted upon, the meeting is hereby adjourned at 7:58 p.m.

ABSENT: Barnes, Kien and Wagner.

MOTION CARRIED

Gregory Vargo, Chairman

Valerie J. Kindle, Secretary

January 26, 2010

City Council
City of Harper Woods
19617 Harper Avenue
Harper Woods, Michigan 48225

Attention: Mickey Todd, City Clerk

Subject: 2009 Annual Report of Planning Commission Activities

Dear Council Members:

The Planning Commission of Harper Woods met four times in the past year and reviewed one application for a land division.

Land Division

1. Lot 13 at 20488/ Danbury Lane requested to split approximately 860 square feet at the rear of the parcel and attached to Lot 12 at 20504 Danbury land The Planning Commission at its meeting of August 26, 2009 recommended approval to City Council.

Miscellaneous Reviews

The Planning Commission in accordance with the Michigan Zoning Enabling Act and the Michigan Planning Enabling Act reviewed their Bylaws and Procedures to ensure compliance with the new State Regulations.

2010

The Planning Commission looks forward to the year 2010. In order to counter the negative impacts of the economy, the Planning Commission should be pro-active and strive to be a part of the solution to the problems facing the community. There are many areas that the Planning Commission should consider or review in the upcoming year as part of their work plan including the following:

- Substantive review of the Master Plan as required by State law
- Accommodations for mixed-use developments.

- Park and recreation plan update
- Adoption of a Conditional Zoning ordinance
- Review of Eastland Shopping Center for landscaping and visual impacts
- Redevelopment readiness
- Brownfield redevelopment (Harper Woods is a Core Community per State of Michigan: eligible for funding)
- Facilities reuse
- Tools to avoiding the negative impact of foreclosures, i.e. blight etc., and participation in the NSP (Neighborhood Stabilization Program).

Respectfully submitted,

McKenna Associates

John R. Jackson, AICP
Executive Vice President

Donna J. Krips
Senior Zoning Administrator