

REGULAR PLANNING COMMISSION MEETING
MINUTES

JANUARY 10, 2019

THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION
WAS CALLED TO ORDER ON THURSDAY, JANUARY 10, 2019, AT 7:00
P.M., BY CHAIRMAN McCLELLAN

ROLL CALL

Present: Frank, Kaminski, Majchrzak, McClellan, Moore, Weinert, Zink

Absent: Rix

Others: City Planner Jeschke, City Clerk Stagl

Visitors: Melissa Majchrzak, Nathan Guinane, Bob Peters from Richmond Dinette

Motion by **Moore**, seconded by **Kaminski**, to excuse Commissioner Rix from tonight's meeting, due to being out of town.

All yeas

Motion passes

APPROVAL OF MINUTES

Motion by **Kaminski**, seconded by **Frank**, to approve the minutes of the November 8, 2018, regular meeting, as presented.

All yeas

Motion passes

AUDIENCE PARTICIPATION

None.

CORRESPONDENCE

- City Council Meeting Minutes of October 15, 2018
- City Council Meeting of November 5, 2018
- City Council Meeting of November 19, 2018
- City Council Meeting of December 3, 2018

Motion by **Moore**, seconded by **Frank**, to receive and file the correspondence as presented.

All yeas

Motion passes

ADOPTION OF AGENDA

Motion by **Kaminski**, seconded by **Frank**, to adopt the Agenda as presented.

All yeas

Motion passes

PUBLIC HEARING

A-1. PCD-01-2019/DDN Enterprise, Inc./Request for Preferred Class Designation/69206 Main Street

Motion by **Moore**, seconded by **Kaminski**, to open the Public Hearing at 7:00 p.m.

All yeas

Motion passes

City Planner Jeschke informed the Commission that the applicant was requesting a preferred class designation for a proposal to use the ground floor of the building for residential use on a commercial zoned property. A Preferred Class Designation does not change the zoning of the property – the residential use would only apply for this property owner. If the property was sold, the original zoning would apply.

Nathan Guinane, the property owner, informed the Commission that he has been marketing the property as commercial, but has been unsuccessful in leasing the property. It was suggested to him, by his broker, to request the preferred class designation while trying to lease the property.

Bob Peters, owner of the Richmond Dinette Shop, was not in favor of the preferred class designation for the residential use. Want to see the property remain commercial. They is not enough parking in the area that could be used for residential.

Melissa Majchrzak, 69268 Main Street, wanted the property to remain commercial – there is a need for commercial spaces and there is not enough parking if the property was used for residential.

Motion by **Moore**, seconded by **Frank**, to close the public hearing at 7:08 p.m.

All yeas

Motion passes

ITEMS FOR CONSIDERATION

B-1. PCD-01-2019/DDN Enterprise, Inc./Request for Preferred Class Designation/69206 Main Street

City Planner Jeschke informed the Commission that the requested Preferred Class Designation would allow the zoning for this property to remain commercial, while allowing residential on the ground floor. The Preferred Class would not change the zoning but would only allow the current owner to have the residential use. The City is

aware of the parking issues in the area and if the property would be used as residential, the property owner would need to make his residents aware of where they could park.

This property has been vacant as a commercial use since 2006. It was the recommendation of the City Planner to approve the request for a Preferred Class Designation.

It was noted that the Parker Plow Building is not handicap accessible and that is part of the reason that the building has not been leased.

Commissioner Majchrzak informed the Commission that he would be abstaining from voting on this issue because he has a business just north of the building – feels this could be a conflict of interest.

Nathan Guinane informed the Commission that he was only requesting approval to allow residential use on the second floor of the building.

Commissioners were split on the issue. The main issues against the Preferred Class designation were the lack of parking and the fact that the City's current Master Plan called for this property to be commercial.

Some Commissioners felt it would be beneficial to have this property occupied, therefore the Preferred Class designation should be approved.

Motion by **Kaminski**, seconded by **Weinert**, to approve the requested Preferred Class Designation for a Nonconforming Use and Site Plan Review for a proposal to use the entire building for residential use on a commercial zoned property located at 69206 Main Street (commonly known as the Parker Plow Building), subject to the following conditions.

1. The applicant shall work with the City Administration on coming up with an overnight parking plan for the proposed tenants which may include leasing spaces from adjacent properties.
2. The applicant shall work with the Building Department to ensure that all permits related to the change of use to the building (Required Sprinkler System) will be addressed prior to the ground floor being used as a residence.

Four yeas (Kaminski, McClellan, Moore, Weinert)
Two nays (Frank, Zink)

Motion fails

MISCELLANEOUS MATTERS FROM THE CITY STAFF

City Manager Moore reminded the Commissioners of the training at City Hall on January 31st from 6-9 pm.

COMMENTS FROM CHAIRMAN AND COMMISSION MEMBERS

Zink - Questioned if the Commission needed to elect officers for the upcoming year. City Planner Jeschke would check into this.

- Stated that the city needs to look at parking in the north Main Business District. Kaminski agreed that parking is a problem in this area.

ADJOURNMENT

Motion by **Frank**, seconded by **Kaminski**, to adjourn the regular Planning Commission Meeting at 7:53 p.m.

All yeas

Motion passes

Respectfully submitted:
Karen M. Stagl
City Clerk