

AGENDA

EAST GRAND RAPIDS PLANNING COMMISSION May 14, 2019 - 5:30 PM Community Center – Commission Chambers

1. Call to Order
2. Approval of Minutes: April 9, 2019
3. Continued discussion on permitted ground floor uses in the C-1 Commercial District and the Special Land Use approval process.
4. Public Comment
5. Report of the City Commission
6. Next Regular PC Meeting: June 11, 2019
7. Adjournment



CITY OF
EAST GRAND RAPIDS

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ALEKSANDER P. MIZIKAR
ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning Commissioners
FROM: Alek Mizikar, Zoning Administrator
DATE: April 26, 2019

RE: **C-1 Ground Floor Uses, Section 5.36 Ordinance Amendment Draft
Special Land Use approval process discussion**

Action Requested:

That the Planning Commission review a draft ordinance amendment to Section 5.36 Schedule of Uses and decide on steps moving forward for the action items discussed below.

Background:

At the April 10, 2019, Planning Commission meeting, the commission conducted a discussion on ground floor uses in the C-1 Commercial district. This discussion consisted of a review of the current schedule of uses, recommended uses from an outside consultant, existing business uses in Gaslight Village, and external research regarding national trends in commercial districts.

A draft zoning ordinance amendment of the C-1 Schedule of Uses (Section 5.36) has been provided with this memo. This draft amendment is based upon discussion at the April 10th meeting.

The following is a list of action items to discuss:

1. One specific use that staff recommends should be added to the schedule of uses is a “design/product showroom”, or something to that nature. This is a specific use that has brought confusion from Planning and City Commissioners as to where it fits in. Currently, these existing showrooms (J. Peterson, Visbeen, Haisma, Rivershores Flooring) have been treated and classified under “retail”. The reason being that these businesses are inviting customers in to view products/services and to then ultimately buy those products/services. *The commission should decide if they wish to continue treating showrooms in this manner, or if this specific use should be added to the schedule of uses as permitted, needing a special land use permit, or totally prohibited.*
2. Some new uses in the table will require new sections to the zoning ordinance that will provide “goal posts” for any additional rules we want attached to these new uses. We don’t need to have these additional requirements, but this would be the place where any additional criteria can be added for these new uses. *The commission should discuss any specific regulations that they would like attached to these new uses (ground floor residential, hotels/bed and breakfast, and product/design showrooms). Suggestions from the City’s Planning Consultant, Paul LeBlanc, are noted below:*

- Ground Floor Residential
 - Dwelling should not occupy any space along the frontage
 - The outside entry for the dwelling shall be on the side or rear of the building
 - 2 dedicated parking spaces must be required
 - The entire width of the building along any street frontage must be occupied by a nonresidential use otherwise allowed in the C-1 district.
 - Product Showrooms
 - Suggested special land use approval
 - Required regular business hours (example 9am-6pm)
 - Minimum percentage of floor area devoted to display and sales of products
 - Must allow walk in customers (not just by appointment)
 - Minimum percentage of street facing façade must contain display windows (+/- 60%)
 - Limit the parking of fleet/service vehicles
 - Hotels/Bed and Breakfast
 - Suggested special land use approval
 - Bed and breakfast must be owner occupied, can only serve breakfast, can only serve food to guests, 1 required parking spot per available room.
 - Hotel must have 1 required parking spot per available room, 1 required parking spot per employee, limited amount of rooms, no convention rooms.
3. Attached with this memo is also Article 11 Special Land Uses. It was discussed at the April 10th meeting that the commission wishes to condense the approval process for special land uses. Doing this would require an amendment to this article of the zoning ordinance, changing the final approval from the City Commission to the Planning Commission. I have highlighted the sections of the article that mention any approval and what body grants the approval. It should also be noted, however, that Special Land Use approvals also require Site Plan Review approval. If the Planning Commission wishes to condense the approval process for Special Land Uses, changes to the zoning ordinance would need to be made that would give the Planning Commission the power to approve special land uses and site plans as well. *The Planning Commission should decide on if they want to recommend an amendment to the zoning ordinance to shorten the Special Land Use approval process by giving the Planning Commission the final say on Special Land Use approvals and Site Plan reviews, rather than the City Commission.*
4. Finally, the Planning Commission should decide on how they want to involve Gaslight Village stakeholders (i.e. GVBA, business owners, property owners) in this process, if you wish to include them at all. Suggestions were given in my previous memo on how such involvement could be done. If the draft version of Section 5.36 is agreed upon at this meeting, it could then be used to gather input from Gaslight Village Stakeholders. *Staff recommends that the draft amendment be sent to the GVBA Executive Board President for her to pass out to their members in order to solicit comments and feedback. Comments will then be sent back from the Executive Board President.*

The accumulation of these action items will result in an official draft ordinance amendment that can be introduced at the next Planning Commission meeting on June 11, 2019.

Doug LaFave, Interim City Manager

Section 5.36

Schedule of Uses

Uses permitted in the nonresidential districts are listed in **Table 5.36**. Additional requirements related to a specific use, if any, are referenced in the “Specific Requirements” column. Any use not specifically listed shall be prohibited, unless the use is determined to be a similar use according to *Section 5.75(A)*.

| Table 5.36 Schedule of Uses: Commercial District | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------------|
| P = Permitted use by right S = Special Land Use | C-1 | Additional Requirements |
| Accessory | | |
| Accessory uses clearly ancillary to the principal use (accessory structures are not permitted) | P | |
| Accessory outdoor customer service activities such as delivery of products to customers’ vehicles, grocery cart use, escorting of customers and home delivery | P | <i>Section 5.70(C)</i> |
| Accessory outdoor dining | P | <i>Section 5.70(C)</i> |
| Accessory outdoor sales and display (including temporary sales) | P | <i>Section 5.70(C)</i> |
| Accessory outdoor storage | S | <i>Section 5.70(C)</i> |
| Dining and Entertainment | | |
| Microbrewery or brew pub | S | <i>Section 5.71(A)</i> |
| Restaurants, including standard service and carry-out, excluding drive-through service and entertainment/floor shows | P | |
| Soda fountain, ice cream shop or candy store | P | |
| Recreation/Cultural | | |
| Art gallery/studio | P | |
| Parks and recreational facilities, publicly owned | P | |
| Public facilities (government buildings, public museums, public galleries, public libraries, etc.) | S | |
| Residential | | |
| Residential dwellings above the ground floor of a commercial building | S | <i>Section 5.74(B)</i> |
| Retail | | |
| Retail sales other than food/groceries, up to 10,000 sq. ft. gross floor area | P | |
| Retail food/grocery, up to 50,000 sq. ft. gross floor area, which may also include food items prepared on site for sale on the premises | P | |
| Services | | |
| Automatic teller machines, walk-up only, accessory to or separate from a bank or similar financial institution | P | |
| Banks and similar financial institutions, without drive-through facilities | P | |
| Barber or beauty salon | P | |
| Business service establishments, including printing/copy centers, postal centers, travel agents, graphics services | P | |

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| Dance or music studio | P | | |
| Drive-through facilities for banks and pharmacies, but not including any other uses | S | | |
| Dry cleaner/laundry (including pick-up stations and self-service laundries) | P | | |
| Health clubs and fitness centers, not including physical therapy clinics staffed by medical professionals | P | | |
| Personal service establishments, including small electronics/ appliance repair, shoe repair, dressmakers/tailors, tanning salons, decorating and upholstery shops | P | | |
| Photographer | P | | |
| Other Uses | | | |
| Essential services | P | | <i>Section 5.59</i> |
| Radio and television broadcasting stations | S | | |
| Similar uses | P/S | | <i>Section 5.75(A)</i> |
| Wireless telecommunications systems | S | | <i>Section 5.75(D)</i> |
| Offices | On ground floor | Above ground floor | Specific Requirements (special land uses only) |
| Medical/dental offices and clinics of physicians, dentists, psychologists, chiropractors, optometrists, physical therapists and similar or allied professions (not including veterinary establishments) | S | P | <i>Section 5.72(A)</i> |
| Non-profit professional, civic, social, fraternal, political and religious organizations | S | P | <i>Section 5.72(A)</i> |
| Professional office services such as: insurance, real estate, legal, sales and similar or allied professions | S | P | <i>Section 5.72(A)</i> |
| Serviced offices | | S | <i>Section 5.72(B)</i> |

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| Recreation/Cultural | | |
| Art gallery/studio | P | |
| Parks and recreational facilities, publicly owned | P | |
| Public facilities (government buildings, public museums, public galleries, public libraries, etc.) | S | |
| Residential | | |
| Residential dwellings above the ground floor of a commercial building | P | <i>Section 5.74(B)</i> |
| Residential dwellings on the ground floor of a commercial building | S | *New Section Requirements |
| Retail | | |
| Retail sales other than food/groceries, up to 10,000 sq. ft. gross floor area | P | |
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| Automatic teller machines, walk-up only, accessory to or separate from a bank or similar financial institution | P | |
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| Health clubs and fitness centers, and Private Sports and Recreation Instructional Facilities not including physical therapy clinics staffed by medical professionals | P | | |
| Hotels, including Bed and Breakfasts | P | | *New Section Requirements |
| Personal service establishments, including small electronics/ appliance repair, shoe repair, dressmakers/tailors, tanning salons, barber or beauty salon , decorating and upholstery shops, and other similar repair shops | P | | |
| Photographer | P | | |
| Other Uses | | | |
| Essential services | P | | Section 5.59 |
| Radio and television broadcasting stations | P | | |
| Similar uses | P/S | | Section 5.75(A) |
| Wireless telecommunications systems | S | | Section 5.75(D) |
| Offices | On ground floor | Above ground floor | Specific Requirements (special land uses only) |
| Medical/dental offices and clinics of physicians, dentists, psychologists, chiropractors, optometrists, physical therapists and similar or allied professions, and non-boarding veterinary services with no outside uses (not including veterinary establishments) | P | P | Section 5.72(A) |
| Non-profit professional, civic, social, fraternal, political and religious organizations | S | P | Section 5.72(A) |
| Professional office services such as: insurance, real estate, legal, sales and similar or allied professions | P | P | Section 5.72(A) |
| Product Showrooms and similar mixed office with product display uses | ? | P | *New Section Requirements |
| Serviced offices | | P | Section 5.72(B) |
| Other Uses | | | |
| Essential services | P | | Section 5.59 |
| Radio and television broadcasting stations | P | | |
| Similar uses | P/S | | Section 5.75(A) |
| Wireless telecommunications systems | S | | Section 5.75(D) |

Highlighted areas discuss approval bodies

Article 11 SPECIAL LAND USES

Section 5.91 Intent

Special uses are generally consistent with the purpose of the zoning district in which they are permitted but, due to unique operational characteristics, may not be desirable or compatible in all locations. Factors such as traffic, hours of operation, noise, odor or similar potential effects require that the special use be evaluated relative to its appropriateness on a case-by-case basis. Therefore, special uses may be permitted within a zoning district, with city approval, following a review of the use and its potential impact on its surroundings. This article establishes the review procedures for special uses and the general standards that must be met for all special uses. Some specific uses are also subject to additional standards and requirements to mitigate their potential negative impacts.

Section 5.92 Scope

A special use shall be permitted only when the City Commission has approved the proposed use and the associated site plan, as provided by this article and other applicable provisions of this ordinance. Except as otherwise expressly provided by this ordinance, the general procedures, standards, and requirements in this article shall apply to all special uses and shall be in addition to any other requirements applicable to particular special uses. In those cases where the specific requirements of this article are more restrictive than other provisions of this ordinance, the special use requirements shall apply.

Section 5.93 Procedures

- A. **Application.** A person owning or having an interest in a property may apply for a special use as provided in this ordinance.
- B. **Filing.** An application shall be filed with the Director of Public Works at least 30 days prior to the Planning Commission meeting at which it is first to be considered. Further consideration and scheduling before the Planning Commission shall not occur unless the application is found to be complete.
- C. **Fees.** A non-refundable fee shall be paid when an application is filed. The application shall not be considered until all fees, established by resolution of the City Commission, have been paid in full.
- D. **Application requirements.** A completed application, signed by the property owner, must be accompanied by the following:
 - 1. Copies of a site plan that meet the standards and requirements of Article 10.
 - 2. A statement indicating that the proposed use complies with the general standards for approval in *Section 5.94*, any specific requirements for the use and with all other applicable ordinance requirements.

3. Any additional information deemed necessary to determine the impact of the proposed special land use on adjacent properties, public infrastructure, and the community as a whole. Information may include, but is not limited to traffic impact analyses, environmental impact assessments, market studies (to determine market demand and feasibility), fiscal impact analyses or reports and/or testimony by officials representing state, county or local departments of public safety (police and fire), health, highways or streets and/or environment. Any additional studies deemed necessary may be completed by an individual or firm of the city's choosing, but at the applicant's expense.

E. **Scheduling for special use and site plan review.** The Director of Public Works will review the application and if determined to be complete, shall schedule the special use request before the Planning Commission.

F. Review and Action.

1. The Director of Public Works or designee shall review the application and, if determined to be complete, shall schedule a public hearing to consider the special land use. The public hearing shall be noticed as required by the Michigan Zoning Enabling Act.
2. The Planning Commission shall conduct a public hearing and also review the site plan submitted with the application.
3. Following the public hearing, the Planning Commission shall consider the comments heard in relation to the special use standards of *Section 5.94* and the standards of *Section 5.87* for site plan approval and shall recommend to the City Commission approval, approval with conditions, or denial of the special use application.
4. The Planning Commission recommendation shall be forwarded to the City Commission for final action. Prior to making its decision, the City Commission shall conduct a public hearing, notice of which shall be in accordance with the requirements of the Zoning Act. Following the hearing, the City Commission shall consider the application, public comment, the recommendation of the Planning Commission, the accompanying site plan and the standards of *Section 5.94* and shall approve, approve with conditions or deny the special use request.
5. Upon approval or approval with conditions of both the special use request and the site plan, the Director of Public Works shall issue a special use permit, which shall be subject to the conditions of approval, if any, and all other applicable requirements for the proposed use and the zone district.

Section 5.94 Review Standards

A special use application and shall be approved only when it meets all of the standards of this section and any specific standards that apply to the use as listed in Article 8.

- A. The proposed use will comply with the general objectives and land use policies of the City of East Grand Rapids Master Plan.
- B. The proposed use will be designed, constructed, operated, and maintained so it is appropriate and harmonious with the intended character and appearance of the surrounding area; will be compatible with the intent of the zone district; and will not change the essential character of the surrounding area.
- C. The establishment, maintenance, location, or operation of the use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in that zone district.
- D. The establishment, maintenance, location, or operation of the proposed use will not be detrimental to or endanger the health, safety, or general welfare of any persons; will not be injurious to or conflict with the use or enjoyment of neighboring property for the purposes permitted; and will not result in any significant adverse impact on the natural environment.
- E. The proposed use will not involve activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- F. Adequate utilities, highways, streets, access, drainage structures, police and fire protection, refuse disposal, schools, and other necessary services or facilities have been or will be provided to serve the proposed use; the proposed use will not place undue demands on public services or facilities that result in exceeding their capacity.
- G. The proposed use will, in all other respects, conform to the applicable regulations of the zone district in which it is located, specific requirements of Article 8, all conditions of approval, and all other applicable provisions of law, ordinance, or statute.

Section 5.95 Validity of Permit

The special use or activity must commence within one year of approval or it shall expire. The City Commission may approve one extension for up to one additional year, if a request is made by the applicant in writing prior to the initial expiration.

Section 5.96 Amendments, Expansions and Change in Use

The site plan approved in conjunction with the special land use shall become part of the approval record. Any improvements relative to the authorized use shall be consistent with the approved site plan, unless a change is approved, in accordance with *Section 5.90*. Any change in use shall be subject to the applicable requirements of the zoning district in which the property is located and site plan review in accordance with Article 10.

Section 5.97 Revocation of an Approved Special Land Use

The City Commission shall have the authority to revoke a special use permit when the applicant has failed to comply with any of the applicable requirements of this article, other applicable sections of this ordinance, or the conditions of approval. The City Commission may revoke a previous approval if it finds that a violation exists and has not been remedied. The special use permit may be suspended or revoked according to the following procedures:

- A. Conditions that may result in a suspension or revocation include, but are not limited to, the following:
 - 1. The special use was not constructed in conformance with the approved plans, or the property is not being used in conformance with the approved special use, or
 - 2. Compliance with the special use permit and any conditions have not been consistently demonstrated, and administrative attempts to secure compliance have been unsuccessful; or
 - 3. The special use permit has been issued erroneously based on incorrect or misleading information supplied by the applicant and/or his/her agents; or
 - 4. The operation of the use granted by the special use permit has created a risk or danger to the public health, safety or welfare; or
 - 5. The special use violates any provision of this ordinance or other city, county, state or federal regulations.
- B. If the Director of Public Works determines that a special use permit should be suspended or revoked he/she shall prepare a report specifying the factual details of the violation and the reasons to suspend or revoke the permit.
- C. The Director of Public Works shall file the report with the City Commission and provide a copy to the owner, authorized agent or employee by certified mail, return receipt requested.
- D. Within 30 days of filing the report with the City Commission, a hearing date will be set for the City Commission to consider the alleged violation(s) to determine if the special use permit should be suspended or revoked. The owner or authorized agent shall be notified personally or by certified mail, return receipt requested, not less than 15 days before the scheduled hearing.
- E. The owner shall have an opportunity to respond to any allegations made by: questioning adverse witnesses; presenting witnesses on his/her behalf; and presenting arguments, personally or through legal counsel in his/her own behalf.
- F. The City Commission shall prepare a written report of its findings within 30 days of completing all hearings and provide them to the owner either personally or by certified mail, return receipt requested. If the City Commission concludes that the special use permit

must be suspended or revoked, the owner shall immediately cease to conduct, operate or carry on the business or use for which the special use permit was granted.

Section 5.98 Appeals

The City Commission's decision regarding approval or denial of a special use application may not be appealed to the Zoning Board of Appeals. However, prior to consideration of a special use, a variance to a dimensional requirement related to the building or property in question may be filed with the Zoning Board of Appeals.

Section 5.99 Restrictions on Resubmittal of a Special Land Use Request

A special use application that has been denied may not be re-submitted for one year from the date of denial, except when new evidence or information found sufficient by the Director of Public Works justifies an earlier re-application.

PROCEEDINGS OF THE PLANNING COMMISSION
CITY OF EAST GRAND RAPIDS

April 9, 2019
East Grand Rapids Community Center – Commission Chambers

Present: Chairman John Barbour, Commissioners John Arendshorst, Kevin Brant, Tom Getz, Mary Mapes, Brian Miller, Michael Naltner and Jeff Olsen

Absent: Commissioner Jeff Dills

Also Present: Assistant City Manager Doug LaFave, City Zoning Administrator Alek Mizikar, City Attorney John Huff and Recording Secretary Lynda Taylor

1. CALL TO ORDER

Chairman Barbour called the meeting to order at 5:30 PM

2. APPROVAL OF MINUTES – March 12, 2019

A motion was made by Commissioner Getz and supported by Commissioner Mapes to approve the minutes as written.

Yeas: Commissioners Arendshorst, Barbour, Brant, Getz, Mapes, Miller, Naltner, Olsen – 8
Nays: -0-

3. DISCUSSION OF PERMITTED GROUND FLOOR USES IN C1-COMMERCIAL DISTRICT

Chairman Barbour opened the discussion by summarizing comments from the March 12, 2019 Planning Commission meeting regarding permitted ground floor uses in the C1 commercial district and the decision to review the uses which is listed as a goal in the City's 2018 Master Plan. Chairman Barbour asked Zoning Administrator Mizikar and Interim City Manager La Fave to comment on the project.

Mr. La Fave reported that meeting packet information included a review of Howard Kohn's recommendations for uses in the C1 district. These are based on the changing environment with retail businesses. Zoning Administrator gave information on the existing businesses in Gaslight Village, reporting that most of the square footage is retail with services (dining and offices) each comprising about an equal amount of square footage. He said there currently are three vacant spots in Gaslight Village. Chairman Barbour asked about other municipalities and how they compare with East Grand Rapids. Mr. La Fave responded that some communities focus on and require the retail element and some that are looking to diversify. He added that because business models vary, there is not any information that says accurately how much foot traffic is generated by particular businesses.

Chairman Barbour asked for comments and impressions from the Commissioners.

Commissioner Olsen:

- Appreciated the national trend data included in the report
- High percentage of vacancy in downtown Grand Rapids commercial ground floor retail
- Need to be open to ground floor residential as retail continues to evolve
- Having a place that's maintained, has seasonal treatments with signs that change, blinds that open and close – any activation, whether it's retail, office or residential, is helpful.
- It becomes problematic when we have storefronts that don't have any activity. They get dirty and the glass doesn't get cleaned. The developments that have the brokerage "for lease" signs on them is a sad thing.

Commissioner Naltner

- Tries to think about what would be consistent with the Master Plan and moving forward trying to glean lessons from growth that Easttown or Breton Village has seen.
- Can't go wrong with adding more residential which would also drive more people being here
- Explore opportunities to expand. EGR is landlocked. There is a high demand and low inventory and that seems to continue.
- It would make sense to explore ways to expand the housing inventory.

Commissioner Brant:

- The suburban retail market in GR is kind of bifurcated into winners & losers.
- Having a strong retail mix that supports itself allowing a mix of businesses that doesn't add and support each other is a bad idea.
- Doesn't think the Planning Commissioner should regulate that.
- Doesn't think we should ask a landlord to sit on a vacancy when we have someone willing to be a tenant.
- If the business association were to organize, have a vision and work together, that would be the best-case scenario for Gaslight.

Commissioner Getz:

- Very encouraged to see EGR doing better than GR
- In deciding what should be uses by right and special land use, it is important to have consistency in decisions, i.e., the difference between a travel agent and an insurance agent in terms of traffic.
- In general, is in favor of opening up things as much as possible. It's better to have an occupied business than have a place that's dark and not being utilized.
- If there are limitations, we need consistency in decision making that is driven by whatever goals we have.
- Agreed with not having a special use permit for residential use. This might be the perfect opportunity to get more foot traffic/walkability in the C1 district by opening all second-floor use to residential.

Commissioner Mapes:

- Second floor residential seems like a common use now.
- Veterinary service would be something that people are looking for.
- Curious about what the businesses in Gaslight Village are thinking. Maybe a survey would be helpful.

Commissioner Miller:

- Open up to both first and second residential as suggested by Commissioner Olsen
- In an ideal world there would be a strong Chamber of Commerce to offer guidance
- Leans toward the idea of removing some of the regulation that's overreaching and unnecessary but keep some guideposts in place.
- Master Plan has some guidelines as to what we want Gaslight Village to feel like.
- Walk-up services make a ton of sense.
- Find the things that can easily be changed that have the fewest potential negative consequences.

Commissioner Olsen:

- Agrees that guideposts are necessary.

Commissioner Arendshorst:

- Agrees it is important to have storefronts that are occupied and cared for.
- Would like have housing opened up and increase density around Gaslight Village. Second floor residential is a great idea.
- Offices on the periphery of Gaslight Village
- Agreed with Commissioner Getz that current regulations are over detailed regarding permissible uses, i.e., fitness vs. sports training. Simplify the regulations as much as possible.
- Brownstone first floor residential fits into the transitional use referenced in the Master Plan.
- Increase diversity in housing

Chairman Barbour:

- Asked if the permitted use chart is the problem or the process to go from a special use to a permitted use and questioned if there is a way to vet proposed uses in a timelier manner. (Cited the Bill Cole Insurance Agency as an example.) Asked for an explanation of the process.
 - Zoning Administrator Mizikar responded that it took two meetings due to the timing of Bill Cole's application submission and the requirement to notify neighbors and publish a notice in the local newspaper. Normally, the process could be done in one meeting.
 - Interim City Manager La Fave added that most other communities the Planning Commissions make the final decisions on special use permits. In East Grand Rapids it is the City Commission that makes the decisions. If interested in exploring the possibility of changing the City's procedure, the Planning Commission would need to communicate this to the City Commission. City Attorney John Huff said there have been suggestions made about making this change, however, the elected officials have felt they need to make the final ruling. He added that in other communities it is not the case. He said East Grand Rapids is also one of the few communities in the state where the City Commission is the board of zoning appeals. While it is legal to do this, most communities have a separate board. Mr. LaFave added that existing table of uses evolved over time.
- Suggested that the Commission review Section 5.36 Table. To provide staff with an idea of discussion items and language for the next meeting, Commissioners reviewed the items in the table marked as special use and whether they should stay as special use or be changed to permitted use. They also reviewed the list provided by Howard Kohn

Based on the review, comments and suggestions, staff was asked to draft an ordinance amendment to Section 5.36 Schedule of Uses for discussion at the next meeting.

ADDITIONAL DISCUSSION:

Commissioner Olsen expressed concern about parking issues in Gaslight Village including the gating of the private developer's parking ramp which, in the future, he felt will likely be used only for the developer's benefit. Commissioner Getz added that the D & W parking lot is also private. Both lots could be gone at any time or there could be ticket kiosks installed for parking use. Anything could change parking availability dramatically.

4. PUBLIC COMMENT

No public comment was given.

5. REPORT OF THE CITY COMMISSION

Commissioner Miller reported that street projects would be starting soon.

The City Manager position offer was rescinded by Manny Toribio. Doug La Fave has agreed to step in as Interim City Manager for a period of time. The position will be opened for discussion again in a few months.

6. NEXT REGULAR PLANNING COMMISSION MEETING: May 14, 2019

7. ADJOURNMENT

Chairman Barbour adjourned the meeting at 6:39 PM.

Respectfully submitted,

Lynda Taylor
Recording Secretary