

PROCEEDINGS OF THE CITY COMMISSION
CITY OF EAST GRAND RAPIDS

Regular Meeting Held December 16, 2013

Mayor Seibold called the meeting to order at 6:02 p.m. in the City Commission Chamber at the Community Center and led the audience in the Pledge of Allegiance.

Present: Commissioners Dills, Duncan, Goebel, Graham, Miller, Skaggs and Mayor Seibold

Absent: None

Also Present: City Attorney Huff; City Manager Donovan; Public Works Director Feldt; Finance Director Mushong; City Clerk Brower; Zoning Administrator Faasse; Planning Consultant LeBlanc

2013-141. No public comment was received.

2013-142. Commissioner Skaggs congratulated Jason Madden and David DeVelder on being chosen to serve on the Planning Commission and thanked them for their willingness to serve the community.

Commissioner Miller thanked the Public Works Department for their work during the recent snowy weather.

Mayor Seibold wished everyone Happy Holidays and reminded everyone to drive safely.

2013-143. Introduction of an ordinance amendment to Section 5.20 of Chapter 50 of Title V of the City Code to rezone properties at 664, 700, 706, and 708 Croswell from B-1 Apartment District to PUD for the Croswell Mews development project.

City Manager Donovan stated there would be a public hearing and first reading of the ordinance amendment. The City Commission will then consider a final vote on January 6th. If approved, the development will begin the site plan review process which will involve additional Planning and City Commission hearings.

Brad Rottschafer of Mosaic Properties and Jesse Hibler of Hibler Design reviewed the proposed mixed-use development that will replace four single-family homes with twelve residential units and a small retail/office space along Croswell Avenue. Mr. Hibler reviewed the site plan, materials and transition from commercial to single-family residential. Mr. Rottschafer noted the plans were exactly as approved by the Planning Commission with the exception of his intention to build the development in one phase instead of two.

Mayor Seibold opened a public hearing. The following people were present to express their opinions:

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| - Barry Miller, 711 Croswell | Concerned about the density of condo building. Felt 10 units with 20 vehicles was too much added to one-block area that receives a lot of cut-through traffic, garbage trucks, delivery trucks, etc. Asked the density be kept to the current density allowed by ordinance. Stated 38' flat-roofed building is too tall and out of place in a residential area. Asked that these issues be worked out now before approval. |
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The following communications were received at City Hall concerning this variance request:

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| - Steve Parks, 2172 Wealthy | In Favor. |
| - Barry & Lance Miller, 711/713 Croswell | Concerns noted above. |

No other public comment was received. Mayor Seibold closed the public hearing.

- A. Dills-Miller. That an ordinance amendment to Section 5.20 of Chapter 50 of Title V of the City Code to rezone properties at 664, 700, 706, and 708 Croswell from B-1 Apartment District to PUD for the Croswell Mews development project be introduced as set forth in Exhibit "A" attached hereto.

Mayor Seibold asked if traffic counts were available for this area. Public Works Director Feldt stated traffic studies were conducted when more than 50 vehicles were added at peak hours. Since this development was thought to be under that threshold, traffic counts have not been taken on this street.

City Manager Donovan noted the Comprehensive Master Plan and Gaslight Village SubArea Plan had recommended future infill development along Bagley and Croswell. He further noted the proposed development meets the current height ordinance and is very close to the residential density allowed in the new zoning ordinance. He stated mixed-use developments were a typical way to transition from the traffic in downtown areas to residential neighborhoods.

Commissioner Dills suggested removing references to phasing of the development throughout the ordinance language. He noted the height of the single-family unit was not mentioned in the ordinance and wondered if that should be included. Zoning Administrator Faasse stated that if there is no language noting a departure from zoning requirements for the height of that building, then the standard height restrictions would apply.

Commissioner Miller asked if language was needed referencing parking spaces. City Manager Donovan stated the City's zoning ordinances do not require any specific number of spaces for first floor retail use.

Mayor Seibold questioned whether there were other flat-roofed buildings in the area. Mr. Donovan noted that storm water regulations and zero lot lines result in many flat roofs in commercial areas and older residential units. He stated staff would compile a list of flat roofs with approximate heights for the next meeting.

Yeas: Dills, Duncan, Goebel, Graham, Miller, Skaggs and Seibold – 7

Nays: -0-

2013-144. Graham-Goebel. Motion to approve the consent agenda as follows:

- A. To approve the minutes of the regular meeting held December 2, 2013.
- B. To approve payroll disbursements of \$191,511.56; county and school disbursements of \$76,589.99, and total remaining disbursements of \$448,406.54.
- C. The appointment of Jason Madden of 1410 Sherwood and David DeVelder of 2242 Lake Drive to the Planning Commission for terms ending June 30, 2015.
- D. A resolution electing to comply with the Public Act 152 of 2011 by exercising the City's right to exempt itself from the requirements of the Act for 2014 as set forth in Exhibit "B" attached hereto.
- E. The purchase of timesheet software from BS&A Software in the amount of \$5,645.00.
- F. The payment of \$12,361.00 to the Michigan Municipal League Worker's Compensation Fund.
- G. Preliminary minutes of the Planning Commission meeting held November 12, 2013.

Yeas: Dills, Duncan, Goebel, Graham, Miller, Skaggs and Seibold – 7

Nays: -0-

The meeting adjourned at 6:40 p.m., subject to the call of the Mayor until January 6, 2014.

Karen K. Brower, City Clerk

Attachments: A – Ordinance Amendment to Chapter 50 regarding the Croswell Mews PUD Development.
B – Resolution opting out of PA 152.

Attachments listed above are available for inspection at the office of the City Clerk.