Village Of New Haven

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Village of New Haven
Planning Commission Minutes
December 5, 2017

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I. Call to Order:

a) Meeting was called to order at 7:00 P.M.

II. Roll Call:

a) Commissioners Attending:

i) G Rodzik
ii) B. Meissen
iii) K. Kapa
iv) R. Pannell
v) T. Bonkowski
vi) M. Frazho-Lyons

Also in attendance: J. Schroeder - Macomb County Planner

III. Public Hearing - None

IV Approval of the Agenda

Motion: G. Rodzik

I make a motion to approve the November 7, 2017 Agenda with pending changes: VI. Communication/Correspondence/Workshop – Add: b. Fact Sheet - Kroger VII. a. Old Business- Strike Comments from New Haven Planners (Aldis). Add: i.) Updated Market Study ii) Exploring updated Grocery Retail Component. New Business: Add: a) Code Enforcement Efforts b) Off Street Parking & Loading c) Signs d) Signage regarding name change to Reverend Mack. e). Set Calendar or 2018 next year. VIII. Matters for Discussion – Add: General Communication.

Second: B. Meissen

Vote: All Ayes, Motion Carried

V. Approval of the Minutes

Motion: T. Bonkowski

I make a motion to approve the November 7, 2017 Minutes.

Second: B. Meissen

Vote: All Ayes, Motion Carried

VI. Communication/Correspondence/Workshop

a) Contact and letter from Aldi-Lorretta Akers:

i. A brief discussion took place regarding Aldi and Kroger. L. Akers, liaison for Aldi provided update – an Aldi representative requested a visit/drive thru of the Village on January 15, 2018.

b). Fact Sheet Kroger

i A brief discussion took place, Kroger has requested April 2018; however, no date has been set yet. Further discussion will take place at next month's meeting.

VII. Matters for Consideration:

a. OLD BUSINESS

i. Updated Market Study

A brief discussion took place regarding the revised copy of the Market Profile. John C. from the Village Planners Office presented the revised Market Profile.

ii. Explain Updated Grocery Component

Original Retail Gap showed a Food & Beverage surplus – revision: 6 million dollar deficit with 31 potential jobs. In addition to this, Gasoline Stations and Sporting, Hobby, Book & Music Stores were discussed. J. Schroeder, Village Planner's Office will conduct further analysis and will distribute final draft to Committee January 2018.

b. NEW BUSINESS

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i. Code Enforcement Efforts

A general discussion took place regarding Code Enforcement and Zoning Ordinances. Jeff Schroeder, Village Planner's Office will review the Ordinances and make recommended changes to help streamline the process to expedite the Building Process.

ii. Parking

A brief discussion took place regarding the Off-Street Parking & Loading in the Zoning Ordinance. J. Schroeder's Office will review and submit a complete set recommendations. Sermed Saif, Village Engineer reviewed and discussed Ordinance 515.101. Recommended changes: Parking Slope increase from 18 ft. by 9 ft. to 20 ft. by 9 ft.; Sidewalk increase from 5 ft. to 7 ft. wide. Page 2 update illustration; Page 7 Section B Parking Standards should site the American Disability Act (ADA). Page 8 Section 3 & 4 – should read 8 ft. wide not ft. wide; Parking spaces – 2% slope (Exact); Section 5 – Last sentence should read 96 inches wide.

Committee agreed with Mr. Saif, to eliminate Section G and reference the American Disabilities Act (ADA) as a replacement.

A brief discussion took place regarding Shared Parking/Connecting Parking Lots; Angle Parking on Main Street; Parking Lot Maintenance. Mr. Schroeder's Office will review and suggested that all recommendations be reviewed by the Village Council before making recommended changes. In addition to this, Mr. Schroeder's will review Chapter 378. An update will be given at the next Planning Committee Meeting scheduled January 3, 2017.

iii. Signs

A discussion took place regarding the Sign Ordinance – Definitions: Places; Time; Manner can be reviewed for change; however, the Village can not regulate the Message on the Signs. In addition to this, Painted Signs, Human Direction Signs, and Monument vs Pole Signs were discussed. Gratiot at 26 and 27 Mile Roads were discussed with regards to multiple signs being displayed and possibly becoming a hazard for drivers. J Schroeder's Office will review for further discussion at the next Planning Committee Meeting, January 3, 2018.

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iv. Signs (Continued)

Discussion continued to include Community Complaints with regards to broken/missing street signs around the Village; suggested to bring issue before the Village Council.

v. Signage Regarding street name change in honor of Reverend Mack:

A brief discussion took place regarding the process of changing a street name – Delanie or Elk Streets in honor of Reverend Mack. Due to the process it was suggested to look at a Village Park instead of a street. L. Akers will present this idea to Greater New Hope Baptist Church for feedback. Final decision will be submitted to Council.

vi. Planning Committee 2018 Meeting Calendar:

A discussion took place regarding the 2018 Planning Committee Meetings. The Planning Committee agreed to the following 2018 dates:

January 3, 2018
February 6, 2018
March 6, 2018
April 3, 2018
May 1, 2018
June 5, 2018
July 9, 2018 - Tentative
August 7, 2018
September 4, 2018
October 2, 2018
November 6, 2018
December 4, 2018
January 7, 2019

Revisit of signs – J. Schroeder, Village Planner will distribute most current and updated ordinances. Mr. Schroeder will review and compile recommendations. It was noted that a period of around three (3) years of ordinances are missing online. J. Schroeder, will talk to the Village Clerk and Lori in the Village Building Department to inquire about missing ordinances. Brian Meissen, Council Liaison and Sermed Saif, Village Engineer expressed interest in being included in all conversations regarding ordinance updates.

Concerns of homes in the Village with regards to code enforcement were voiced. It was suggested that the Planning Committee invite President Dilbert and Chris Benjamin, Village Code Enforcement Officer to an upcoming Planning Meeting for an update on Code Enforcement in the Village.

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A brief discussion took place regarding clean up, consistency of ordinances. In addition to this, the Gratiot Corridor speed limit was discussed.

VIII. Matters for Discussion

a. General Communication

i. A brief discussion took place with regards to closing the communication gap within the committee

IX. Public Comments on Non-Agenda Items: None

X. Planner's Report: None

XI. Adjournment

Motion: L. Akers

I make a motion to adjourn the Tuesday, December 5, 2017 Planning Meeting at 9:08 p.m.

Second: G. Rodzik

Vote: All Ayes, Motion Carried

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Prepared by Vonda Simpson