

SPECIAL MEETING OF THE WEST BRANCH PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS OF CITY HALL, 121 NORTH FOURTH STREET, ON TUESDAY, OCTOBER 9, 2022.

Chairperson Cori Lucynski called the meeting to order at 6:00 p.m.

Present: Bob David, Yvonne DeRoso, Josh Erickson, Kara Fachting, Cori Lucynski, and Mike Jackson.

Absent: Rusty Showalter

Others officers in attendance: City Manager/zoning administrator, John Dantzer

All stood for the Pledge of Allegiance.

Chairperson Lucynski opened the public hearing at 6:03 pm to take comment on the special use permit for Mark Lewandowski, DDS. Chairperson Lucynski noted the reason for the public hearing was to take comment on the special use to build an addition to a dentist office in the mixed-use district. She further noted that a special use was already approved once but the owner would like to add a second addition to the plans with the second addition being larger than 500sf which required another hearing.

Manager/administrator Dantzer shared the only correspondence he received was from the Little League who were in support of approval of the special use permit.

Brandy Sikorski spoke to the Commission and noted she had no issues with the addition but had concerns with the lots lines and would like to see a survey required.

Member Fachting noted she was glad to see the improvement and noted that she believed the issue of property lines should be left to the property owners and that it was the Commissions job to only rule on what is presented to them.

The Commission discussed survey requirements and it was the consensus that they could not require surveys unless it was determined to have setback concerns. It was also the consensus that the building met all setback requirements as presented.

Member Jackson noted the plan called for a green belt area but the type of material used for the green belt was not noted.

The Commission also discussed any possible buffer requirements. It was noted that they had a combination of fencing, trees, and distance that could be used to satisfy the buffer requirements.

The Commission discussed traffic concerns with the plans showing two driveways being that close to each other with them both being used for entrances and exits. It was the consensus that two driveways that close to each other created a safety hazard.

No one else wished to speak on the subject.

MOTION BY FACHTING, SECOND BY JACKSON, TO APPROVE THE CLOSING OF THE PUBLIC HEARING AT 6:34 PM.

Yes — David, DeRoso, Erickson, Fachting, Jackson, Lucynski

No – None Absent –Showalter Motion carried

MOTION BY DAVID, SECOND BY ERICKSON, TO EXCUSE MEMBER SHOWALTER FROM THE MEETING.

Yes — David, DeRoso, Erickson, Fachting, Jackson, Lucynski

No – None Absent –Showalter Motion carried

MOTION BY DAVID, SECOND BY JACKSON, TO APPROVE THE MINUTES FROM THE MEETING HELD OCTOBER 11, 2022.

Yes — David, DeRoso, Erickson, Fachting, Jackson, Lucynski

No – None Absent –Showalter Motion carried

MOTION BY FACHTING, SECOND BY LUCYNSKI, TO APPROVE THE SPECIAL USE PERMIT SUBMITTED BY DR. LEWANDOWSKI FOR THE PROPERTIES AT 416, 420, AND 426 HOUGHTON AVE BECAUSE THE USE IS APPROPRIATE FOR THE AREA.

Yes — David, DeRoso, Erickson, Fachting, Jackson, Lucynski

No – None Absent –Showalter Motion carried

MOTION BY LUCYNSKI, SECOND BY DEROSO, TO APPROVE ZONING PERMIT ZP22-26 FOR MARK LEWANDOWSKI AS SUBMITTED CONTINGENT UPON ONE OF THE DRIVEWAYS BEING USED FOR ENTRANCE ONLY AND THE OTHER BEING FOR EXIT ONLY AND THE PARKING SPOTS NOT BEING REDUCED TO LESS THAN WHAT IS ALLOWED BY ORDINANCE.

Yes — David, DeRoso, Erickson, Fachting, Jackson, Lucynski

No – None Absent –Showalter Motion carried

Member David asked if the new sign that was installed at the KofC Hall was approved. Manager/administrator Dantzer noted he would look into it.

Member DeRoso noted the contractors broke ground for the first Victorian Manor duplex. Member DeRoso also noted the City received approval from MyMichigan to construct a for sale sign on their property at the entrance to the housing property.

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Meeting was adjourned at 6:56 pm