

REGULAR MEETING OF THE WEST BRANCH PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS OF CITY HALL, 121 NORTH FOURTH STREET, ON TUESDAY, APRIL 11, 2023.

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

Present: Bob David, Yvonne DeRoso, Kara Fachting, Mike Jackson, Cori Lucynski, and Rusty Showalter.

Absent: Josh Erickson

Others officers in attendance: Acting secretary/zoning administrator, John Dantzer

All stood for the Pledge of Allegiance.

MOTION BY FACHTING, SECOND BY DAVID, TO APPROVE THE MINUTES FROM THE MEETING HELD MARCH 14, 2023.

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

No – None

Absent –Erickson

Motion carried

Zoning permit ZP 23-04 for Alexander Limited Partnership was discussed. Ryan Smith from Gemini Capital Management spoke on the plan on behalf of his client Alexander Limited Partnership.

Zoning Administrator Dantzer noted he did not see any issues with the plan other than it called for zero-foot setbacks on all four sides which was not in line with the setback requirements of the CBD district; however, section 3.27(b)(3) of the zoning code allowed the Planning Commission to deviate from the district standards in order to accommodate the preservation of a historic building. That section designates that any building built prior to 1930 may be enlarged, increased, or extended to occupy a greater area of land that was occupied at the effective date of the ordinance provided such approval does not affect surrounding uses or properties. He further recommended approval of the site plan as presented with the deviation of a zero-foot setback on all sides being approved.

Mr. Smith noted the majority of the building in the CBD district were already built to zero-foot setbacks and noted the building was built in the early 1900's and noted a history of the building was included in his plans.

MOTION BY FACHTING, SECOND BY SHOWALTER, TO APPROVE THE SITE PLAN AS PRESENTED FOR ZONING PERMIT ZP 23-04, ALEXANDER LIMITED PARTNERSHIP, PROPERTY COMMONLY KNOWN AS 111 N. THIRD ST. AND TO ALLOW A REAR SETBACK OF ZERO FEET TO ALLOW FOR THE REDEVELOPMENT OF A HISTORIC BUILDING AS PER SECTION 3.27(b)(3) OF THE ZONING ORDINANCE.

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

No – None

Absent –Erickson

Motion carried

Chairperson Lucynski provided an update on the Booze, Bands, and Bike event planned for this summer and noted how proud she was of the support the community provided for the recent procession for the local fallen soldier.

Member DeRoso noted a signed purchase agreement for the old bicycle factory was received. She further noted the developer/purchaser was still working on things such as environmental testing before the sale would be finalized.

Member Jackson noted updates to DTE meters that would be taking place in the town.

Member Fachting noted updates to Spectrum Cable that were available for the community.

Chairperson Lucynski closed the meeting at 6:33 pm