

- AGENDA -

REGULAR MEETING OF THE WEST BRANCH PLANNING COMMISSION TO BE HELD AT THE WEST BRANCH CITY HALL, 121 N. FOURTH ST. ON TUESDAY, APRIL 9, 2024, BEGINNING AT 6:00 PM

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance.
- IV. Additions to the agenda
- V. Public Hearing
- VI. Public Comment – Agenda Items Only – 3 Minute Limit (general rule)
- VII. Approval of Minutes from the meeting held March 12, 2024
- VIII. Site Plan review
- IX. Sign Permit
- X. Unfinished Business
 - A. Economic Development Strategy
- XI. New Business
- XII. Communications
- XIII. Reports and/or comments
 - A. Chairperson Report
 - B. Member Reports
 - C. Zoning Administrator Report.
- XIV. Public Comment – Any Topic – 3 Minute Limit (general rule)
- XV. Adjournment

Next meeting: Tuesday, May 14, 2023, 6:00 pm

REGULAR MEETING OF THE WEST BRANCH PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS OF CITY HALL, 121 NORTH FOURTH STREET, ON TUESDAY, MARCH 12, 2024.

Vice-Chairperson Bob David called the meeting to order at 6:00 p.m.

Present: Bob David, Josh Erickson, Kara Fachting, Mike Jackson, and Rusty Showalter.

Absent: Yvonne DeRoso and Cori Lucynski.

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

All stood for the Pledge of Allegiance.

MOTION BY DAVID, SECOND BY SHOWALTER, TO APPROVE THE MINUTES FROM THE MEETING HELD FEBRUARY 13, 2024.

Yes — David, Erickson, Fachting, Jackson, Showalter

No – None

Absent –DeRoso, Lucynski

Motion carried

John Iacoangeli from Beckett and Raeder (attending virtually) continued discussion on the City’s Economic Development Strategy. The Board reviewed the economic overview of the City with the following results being noted:

- The City is the retail hub of the region.
- The results show growth in economic output since 2019.
- The main source of jobs revolve around restaurants, retail, and the medical field.
- There are over 7,000 people employed in the 48661 zip code.
- There is over \$1,000,000,000 in economic output for the region.
- There is a large diversity of business sectors in the region.

The Board also discussed concerns in the area with the two main issues revolving around work force housing and day care. Concerns with the local community college were also discussed.

The Board also went over some key target areas for economic growth within the City.

MOTION BY SHOWALTER SECOND BY ERICKSON, TO EXCUSE MEMBER FACHTING FROM THE FEBRUARY 13TH MEETING.

Yes — David, Erickson, Fachting, Jackson, Showalter

No – None

Absent –DeRoso, Lucynski

Motion carried

The Board discussed the annual update to the Master Plan. No changes were recommended but a gramatical error was noted. It was further noted the rewrite of the plan would begin this spring.

Member Fachting noted the Mobil gas station downtown is closing at the end of the month and will need to be an area of concern for redevelopment.

Member Jackson noted he would like to see the City look into developing a vacant part of the park. Member Erickson, who also serves as the chair for the Recreation Committee, noted he would bring it up to the board as an area for them to look into.

Member David noted he has recently seen more positive response to the road rehabilitation project.

Vice Chairperson David closed the meeting at 6:53 pm.