

FREMONT PLANNING COMMISSION MEETING MINUTES

Tuesday, December 19, 2006

A meeting of the City of Fremont Planning Commission was held in the Council Chambers at the Fremont City Hall on Tuesday, December 19, 2006 at 3:22 PM.

Present: Chair Dale Hansen, Jack Butterick, Mike DeKuiper, Jane Drake, Chuck Whitman, and Lon Vredevel

Absent: Keith Burd, Sherri Anderson-Patterson and Peg May

City Officials Present: Michele Ribant, Fremont Zoning Administrator

Consultant Present: Brenda Moore, LSL Planning, Inc.

Approval of Minutes

A motion was made by Lon Vredevel, seconded by Chuck Whitman and carried to approve the November 28, 2006 Fremont Planning Commission minutes as submitted.

Site Plan Review – Proposed Retail Center (Main Street – Directly East of Wal-Mart Superstore)

Chair Hansen outlined that DAP Investments is seeking approval of the plans for a nine (9) acre parcel in which a 33,600 sq. ft. multi-tenant retail center is proposed and that a 1.5 acre out parcel is also included as part of the 9 acre development. Michele Ribant reported that the petitioner submitted the plans (landscape, lighting, and east elevation) and the easement documentation requested at the last meeting. She outlined that staff's recommendations regarding the proposed project are outlined in the staff report.

A motion was made by Jane Drake, seconded by Chuck Whitman and carried to approve the following set of plans in relation to the 9 acre site directly east of the Wal-Mart Superstore in Fremont, MI with the conditions as outlined below:

- Site Plan: Preliminary Layout and Paving Plan revised 12-6-06
- Floor Plan & Elevations revised 12-6-06 sheet A-1
- Retaining Wall Details revised 12-6-06 sheet A-2

Conditions:

- That staff approve the proposed utility easements
- That staff obtain confirmation from the County that the storm water management plan is satisfactory
- That staff conduct a more detailed review of the Lighting Plan and provide final sign-off on the Plan
- That staff review the Plans in relation to Section 22-4.26 of the Code pertaining to retaining walls and fences to ensure that the Code requirements have been properly satisfied
- That the Landscape Plan be revised to indicate that the existing stand of trees to the north of the retail center be retained. Staff would like to discuss with the petitioner the species and placement of the landscaping. Final sign-off of the Landscape Plan will be provided by staff
- That the Signage Plan be provided to the City for review at some point
- That when the out parcel is ready to be developed, a site plan be provided to the Fremont Planning Commission for review to determine if Code requirements (e.g., parking) are satisfied.

The “potential” one way, in only curb cut as depicted on the Plan will have to be evaluated when the Commission reviews the site plan for the out parcel.

New Form-Based Zoning Code

Brenda Moore of LSL Planning finished reviewing the “General Provisions” section of the draft Code with the Commission. The Commission also reviewed Section 5.01 “Multiple Family District”. Brenda Moore incorporated the requested changes directly to the text via the lap top computer.

Next Meeting

Fremont Planning Commission Meeting
Tuesday, January 23, 2007
12:00 noon – 3:00 p.m. (Review of Form-based Code)
3:15 p.m. (Regular Planning Commission Meeting)
Fremont City Hall
Council Chambers

Adjournment

The meeting adjourned at 5:47 PM.

Dale Hansen, Planning Commission Chair

Michele Ribant, Zoning Administrator