

**CITY OF WAYLAND
PLANNING COMMISSION
AUGUST 12, 2008**

Chairman Gonzales called the meeting to order at 7:00 p.m.

ROLL CALL:

Members Present: Chairman J.D. Gonzales, Dorothy DeWeerd, Sam Dykstra, Joel Frederickson, Jon Frigmanski, Ron Kobish (Ex-officio), Jim Ramey, Doug Shafer, Kelle Tobolic.

Members Absent: Mary Reno.

Others Present: Mayor Tim Bala, Calvin Becksroot, William Cochran, John McGowan, City Planner Mark Sisson, City Manager Deborah Nier.

APPROVAL OF MINUTES:

Dorothy DeWeerd made a motion to approve the minutes of the June 10, 2008, meeting as presented. The motion was seconded by Doug Shafer. All ayes. Motion passed.

OTHER MINUTES FOR REVIEW:

The Commission acknowledged the City Council meeting minutes for June 2, June 16, July 7, and July 21, 2008, for file.

CITIZENS APPEARING BEFORE THE COMMISSION:

None.

COMMUNICATIONS:

None.

NEW BUSINESS:

- a) **Site Plan Review: Dr. Michael DeWeerd, 879 E. Superior Street, Revision of Original Request.** William Cochran and Calvin Becksroot were present to explain the request to revise the original site plan approved for the construction of a dental office. It was explained that Dr. DeWeerd had purchased additional property along the East Superior Street frontage and would like to locate an access drive on the center of the property rather than an access drive on the west side of the property. Project Engineer Calvin Becksroot explained that all comments from City Engineer Mike Oezer and City Planner Mark Sisson had been addressed with the exception of the slope of the retention pond. City Engineer wanted a 1 on 4 slope, while the plans included a retention pond with a 1 on 2 slope. Mr. Becksroot explained that the 1 on 2 slope was approved on the original site plan and that the land area would not allow the slope that the City Engineer preferred. He asked that the Commission approve the revised site plan, contingent upon working with the City Engineer to come to an agreement on the slopes. Joel Frederickson asked if the stub to the west would be finished. Mr. Cochran explained that it would be edged with gravel. Jim Ramey voiced concern about the distances between driveways, if the property were to be split and a new owner wanted their own driveway. Mark Sisson

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explained that there is no basis to deny the additional driveway, unless something was added to the ordinances prohibiting it.

Doug Shafer made a motion to approve the revised site plan, with the condition of administrative approval of the retention pond slope. The motion was seconded by Joel Frederickson. All ayes. Dorothy DeWeerd abstained.

- b) Site Plan Review: Jolly Bar and Grille, 105 E. Superior Street.** Carl Becksroot, Latitudes Engineering, presented a proposed site plan for the property located at 105 East Superior Street. Mr. Becksroot explained that John and Deborah McGowan wished to expand the existing property to add a pizza kitchen to the building. John Frigmanski pointed out that the existing roof sign is nonconforming and the Commission might want to consider requiring the property owners to install the correct signage as a condition of the approval. Mr. McGowan told the Commission that he and his wife were planning to make significant changes to the building façade, including the signage. Joel Frederickson made a motion to approve the site plan, as presented, contingent upon presentation of a plan for making all signage conform to the Zoning Ordinance within six months of this meeting. The motion was seconded by Dorothy DeWeerd. All ayes. Motion passed.
- c) Discussion of Downtown Parking.** City Planner Mark Sisson presented the Commission with an analysis of downtown parking. Based upon his analysis, there is currently an adequate supply of spaces, including City owned or leased public spaces, to take care of the demand.

OLD BUSINESS:

None.

PUBLIC COMMUNICATIONS:

Dorothy DeWeerd made a motion to excuse Mary Reno. The motion was seconded by Jim Ramey. All ayes. Motion passed.

Kelle Tobolic voiced her disappointment with the City Council's decision not to include sidewalks as part of the Forrest Street improvement project. She pointed out that she had to pay a portion of the cost for a sidewalk in front of her house when they were installed on South Locust Street. She questioned how the City Council could ask future property owners to pay for sidewalks, now that they had made this decision. Dorothy DeWeerd voiced her astonishment that sidewalks were eliminated completely in view of past Planning Commission recommendations to make the City more walkable and connected by locating sidewalks on at least one side of the street. Chairman Gonzales commented to Mayor Bala that the Planning Commission had spent a significant amount of time reviewing the Forrest Street project and favored sidewalks.

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He said that, in the future, he did not want to spend time providing input on projects, if the City Council was not going to listen. Mayor Bala responded that the City Council's decision to remove sidewalks as part of the project was made based on several reasons, not just the financial burden to the property owners.

City Manager Nier and Mark Sisson presented a request from ITC to amend their site plan to include pole lighting on the property. The lighting plan was shown to the Commission, including a description of additional information being asked of ITC. This change could be approved administratively, but the City Manager and City Planner felt that the Commission should be aware of the request. Joel Frederickson and Kelle Tobolic voiced concern about the impact of the lighting on the neighbors. Dorothy DeWeerd expressed concern over further restrictions being placed upon ITC. Mayor Bala echoed Mrs. DeWeerd's concern. Chairman Gonzales suggested that the City Manager encourage ITC to inform the neighboring residents about the proposed lighting.

ADJOURNMENT:

Chairman Gonzales adjourned the meeting at 8:25 p.m.

Respectfully submitted,

Deborah K. Nier, City Manager

J.D. Gonzales, Chairman