

**GREENVILLE PLANNING COMMISSION
REGULAR MEETING MINUTES
6:30 PM
October 26, 2017**

The Commission members met in the Council Chambers in the City Hall Complex at 6:30 PM.

MEMBERS PRESENT: Reyburn, Ralph, VanderMark, Cunliffe, Corner and Frye.

MEMBERS ABSENT: None

OTHERS PRESENT: George Bosanic, City Manager
Tim Johnson, MainStreet Planning Company
Cory Smith, Daily News Reporter

The meeting was called to order by Chairperson Ralph at 6:35 P.M.

Commissioner Cunliffe made a motion to approve the amended minutes of the October 12, 2017 meeting as presented. Commissioner VanderMark supported. Unanimously approved.

Citizen Comments: None.

Unfinished Business: None.

Public Hearings:

Chairperson Ralph opened a public hearing to receive comment on an amendment to Sec. 46.164 and other related sections of the Greenville Zoning Ordinance to revise the procedures for a Planned Unit Development. Tim Johnson presented the proposed amendments. There were no public comments.

Chairperson Ralph closed the public hearing after receiving no comments.

Commissioner Frye made a motion to recommend amendments to City Council as presented.

Commissioner Reyburn seconded. Motion carried.

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Chairperson Ralph opened a public hearing to receive comment on a major amendment to the Youngman Center PUD to allow a Popeye's Restaurant with a Drive-Thru Window located at 1825 W. Washington Street. Mike Houseman from Wolverine Builders representing Chicago Diversified Foods presented the project to the commission. Planner Johnson reviewed his report on the application with the commission. There were no public comments.

Chairperson Ralph closed the public hearing after receiving no comments.

Commissioner Reyburn made a motion to approve the final site plan as follows:

The Major PUD Amendment to the Youngman Center PUD submitted by Anthony Basile for a Popeye's Restaurant with a drive through window as illustrated on the site plan dated 9-14-17 presented at the October 26, 2017 Planning Commission public hearing is recommended for approval to the Greenville City Council as the drive through window use meets the Special Land Use approval standards of Section 46.184(1) and the PUD approval standards of Section 46.164(m).

Conditions of approval include:

1. The applicant shall provide an open space and preservation agreement to preserve and maintain the Dedicated Open Space areas shown on the site plan per Section 46.164(5) e of the Zoning Ordinance This agreement is subject to approval of the City Attorney and must be recorded with the Montcalm County Register of Deeds with a copy provided to the City before a building permit is issued.

2. The applicant shall provide documents which ensure the continual maintenance of the common elements of the Youngman Center PUD. These common elements include at a minimum the service drives, the fence, sidewalks, lighting and landscaping. This document or a separate document should also be provided which ensures all parcel owners have the right of access over the drives and use of the parking areas. The documents should be reviewed and approved by the City attorney to ensure they accomplish the intended objectives.

The documents should be recorded with the Montcalm County Register of Deeds and a copy provided to the City before a building permit is issued.

3. The applicant shall obtain approval under the Greenville Land Division Ordinance to create a new lot for the proposed restaurant parcel prior to the issuance of a building permit.

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4. The landscaping shown on the Final PUD site plan shall be installed before an occupancy permit is issued or arrangements made with the Zoning Administrator to guarantee installation.
5. The applicant shall provide written evidence regarding the typical parking requirements for a Popeye's Restaurant to verify that the 37 spaces provided on the site plan are sufficient for the restaurant use.
6. Repairs to the fence on site are required and are subject to the review and approval of the City Engineer.
7. Approval is contingent upon compliance with the requirements of the City Engineer and the Department of Public Safety.
8. The site plan shall be corrected per the items in the Planner's report dated October 20, 2017 and the requirements of the Planning Commission before the plan is presented to the City Council.
9. Proposed 37 spaces are adequate and that the trees at the north portion of the Landscape Island to the east of the drive-thru lane be removed and remove picnic-tables from the same Landscape Island.

Commissioner Frye seconded. Unanimously approved.

New Business:

Presentation of a preliminary site plan for special use at 600 N. Lafayette Street. Mr. Bailey presented the project to the commission.

Commissioner Corner made a motion to set a public hearing for December 14th to receive comment on a request for Special Use for a car lot at 600 N. Lafayette Street.

Commissioner Cunliffe seconded. Unanimously approved.

Commissioner Corner resolved to adjourn the meeting at 7:55 p.m.
Commissioner Cunliffe supported. Unanimously approved.

Respectfully submitted,
George Bosanic