

City of the Village of Clarkston
Artemus M. Pappas Village Hall

Planning Commission Minutes
October 3, 2011

1. **Meeting called to order** by Robert Bondy at 6:58 pm
2. **Attendance:** Present - Bondy, Detkowski, Goldner, Hargis, Haven and Schoebel;
Absent - McGraw
3. **Approval of Agenda:**
Moved by Goldner, support by Hargis to approve Agenda.
Motion carried
4. **Public Comments:**

Mr. Dick Carlisle (Carlisle Wortman Associates, Inc) explained that the PC needs to decide if both the Limited use of Overlay *proposal* & the *site plan* from Curt Catallo of Union Ad Works at 90 N. Main plan (encl. letter of resubmission from John Skok, McIntosh Poris Associates dated September 23, 2011 & site map) conforms to Limited Use Overlay (encl. Site Plan Review from Carlisle Wortman, Associates Inc. dated September 14, 2011). Mr. Carlisle presented the Commission with a complete explanation of the Overlay District use. His review conforms to the requirements set forth in Ordinance 129-2.

Mr. Curt Catallo explained history, purpose & intent of the proposal for his advertising company, Union AdWorks, to purchase 90 N. Main as headquarters for his business, at the previously vacated Independence Township offices at 90 North Main; expressing the extremely desirable environment this Clarkston property portends for his creative advertising design business.

5. **Public Hearing.**

Moved by Hargis, support by Detkowski to open the Public Hearing at 7:27 pm by Chairperson Bondy.
Motion Carried.

Mr. Don Frayer, 114 North Main, asked if Mr. Catallo had conversed with the neighbors to the south of the property to review any potential compatibility issues. Mr. Catallo said he had not as of yet but was anxious to do so to assure an amicable relationship.

Mr. Les Height, 99 N. Main, is favorable to the proposal.

Mrs. Lucy Rosenberg, 10 Robertson Court, questioned plans for floodlights and dumpster location. Mr. Catallo responded that they would maintain the existing lighting structures, but install incandescent, lower intensity bulbs directing them in a way to reduce residential exposure. Relative to the dumpster, he will pursue lowest possible emptying schedule, location & concealment will be optimized and review if dumpster is actually needed vs. garbage cans.

Mr. Jim Hitchcock, 62 N. Main, inquired about the tenancy of the white residential building on the property. Mr. Catallo said his intent was to use it for guest housing and would not be used as a rental.

Moved by Detkowski, support by Schoebel to close the Public Hearing at 7:40.
Motion Carried.

New Business:

1. Moved by Hargis, supported by Goldner to recommend approval to City Council of the proposed Limited use Overlay District within a Historic and Residential District proposal at 90 N. Main pending review & clarification of lake usage potentially by the ZBA (TBD).

Motion Carried Unanimously.

2. The revised SITE PLAN (dated September 14, 2011) was reviewed by the Commission.

Motion by Goldner, supported by Schoebel to recommend approval to City Council of the Site Plan for 90 N. Main.

Motion Carried unanimously.

3. 32 S. Main (ex-Prudential building) is completed & is open for business with acclaim by City Manager Dennis Ritter

4. 12 S. Main, Coaches Corner building will not be used as a Tobacco Shop & Hooka lounge as previously thought. The building is still for sale.

Moved by Hargis, support by Detkowski to adjourn the meeting at 8:43 pm.

Motion Carried.

Respectfully Submitted

Erik Haven,
Secretary

Date: