

Draft Minutes of the January 6, 2020 City of the Village of Clarkston Planning Commission Meeting

Clarkston United Methodist Church, 6600 Waldon Rd, Clarkston, Michigan 48346

1. Call to Order at 7:00 p.m. by Chairman Little

2. Little, Gualdoni, Rogers, Schoebel, Wylie present. Chairman Little welcomed new member Glen Gualdoni to the Commission.

3. Motion by Schoebel, second by Wylie to approve the January 6, 2020 agenda. Motion carried unanimously.

4. Public Comments: None

5. Motion by Wylie, second by Little to approve the December 2, 2019 Minutes. Motion carried unanimously.

6. New Business.

A.9 South Main St (Rudy's) Change of Use: Mr Robert Esshaki, owner, presented possible alternative uses to the site including a scaled back market, catering and a small restaurant venue in order to compete in an ever changing retail climate. The name and signage would remain the same.

A representative from the Architectural firm of Ron & Roman stated that the roof and the rooftop mechanicals would need updating. Any changes would follow the original design of the building and conform to HDC guidelines.

The Commissioners recommended a meeting with the Clarkston HDC as the next step and then a formal site plan review with the Planning Commission.

B. Sign Committee Presentation: Ms Toni Smith, representing the sign committee, presented images of the proposed new City entrance signs that would be placed on Main, Waldon, Clarkston and Holcomb Roads. The signs would indicate the Historic District and also include Wayfaring signs. The cost of the project is \$33,000. The Committee has \$8,000 in its budget and is looking for ideas and donations to raise more funds.

C.64 South Main (The Tierra Building) Street Change of Use: Mr Curt Catallo, owner of the Union Joints, explained that he would like to remove an added northern facing appendage of the building and restore the surface back to the original stone surface and also update some other external surfaces in accordance with the historic nature of the building. The internal structure would be updated to accommodate an expanded food service including baking, ice cream and food confection preparations. It would be an extension of what was approved 5-6 years ago. Mr Catallo will schedule meetings with the HDC and Planning Commission in the near future.

7. Unfinished Business:

A.Short Term Rental Regulations: The Planning Commission proposed a list of regulations to make these properties more compatible with the residential areas that they exist in. The general consensus from public comments was to regulate in order to maintain the quaintness of the neighborhoods. Ms Theresa Fabrizio who operates an Airbnb in the City extolled the virtues of such entities. The Commission will produce a detailed list of regulations in order to go forward with this issue.

B.Capital Improvement Plan (Update): Commissioner Sue Wylie presented a chart ranking future projects that will require funding through the Capital Improvement Plan (CIP) Budget for the years 2020-2025, the estimated cost and source of funding. The ranking scale ranged from urgent to important to desirable.

8.All Else: None

9.Motion by Wylie , second by Little to adjourn at 8:50 p.m. Motion carried unanimously.

Draft Minutes Respectfully Submitted by Frank Schoebel, Secretary