

City of Kalamazoo
PLANNING COMMISSION
Minutes
August 21, 2018
FINAL

Second Floor, City Hall
Commission Chambers
241W. South Street, Kalamazoo, MI 49007

Members Present: Gregory Milliken, Vice Chair; Derek Wissner; Charley Coss; Jack Baartman; James Pitts; Emily Greenman Wright; Sakhi Vyas

Members Excused: Alfonso Espinosa; Rachel Hughes-Nilsson, Chair

City Staff: Christina Anderson, City Planner; Planner; Clyde Robinson, City Attorney; and Beth Cheeseman, Code Administration Clerk/Cashier

A. CALL TO ORDER

Commissioner Milliken called the meeting to order at 7:03 p.m.

B. ROLL CALL

Planner Anderson proceeded with roll call and determined that the aforementioned members were present.

C. ADOPTION OF FORMAL AGENDA

Commissioner Greenman Wright, supported by Commissioner Pitts, moved approval of the August 21, 2018 Planning Commission agenda. With a voice vote, the motion carried unanimously.

D. APPROVAL OF MINUTES

Commissioner Wissner, supported by Commissioner Coss, moved approval of the August 2, 2018 Planning Commission minutes. With a voice vote, the motion carried unanimously.

E. COMMUNICATIONS AND ANNOUNCEMENTS

None

F. PUBLIC HEARINGS

P.C. #2018.13: Request from Republic Development, LLC and Hollander Development Corporation to rezone a portion of 333 E. Alcott Street from Zone M-1 (Manufacturing, Limited District) to Zone RM-24 (Residential, Multi-Dwelling District).

[Recommendation: motion to recommend to the City Commission to approve the rezoning request.]

Planner Anderson presented the staff report. She stated this is a City-owned property in the Brownfield Program. The applicant will create a 2.6-acre sub-parcel from the overall parcel, and they are requesting to rezone it from M-1 (Manufacturing District) to RM-24 (Residential, Multi-Family District). Planner Anderson reviewed the maps and pictures of the property related to the request. She said there are a variety of zoning districts in the area including RS-5, RM-15, RD-19 and some commercial and manufacturing. The future land use plan denotes this area as both R-2 and Neighborhood Edge, which allows a mix of uses – residential and commercial. Planner Anderson explained that RM-24 aligns with the Neighborhood Edge and R-2 classifications in the 2025 Master Plan. This rezoning and the project associated with it fits the Strategic Vision goals of shared prosperity, environmental responsibility and economic vitality. Planner Anderson went over the factors to consider based on the City zoning ordinance: consistency with the Master Plan; a change of conditions which makes the zoning appropriate; if the request addresses a demonstrated community need; if the proposed district is compatible with surrounding uses; and if it is compatible with existing zoning and development patterns.

Planner Anderson relayed that a significant portion of the overall parcel is contaminated and is restricted from development from the Department of Environmental Quality (DEQ). The sub-parcel to be created will not have these restrictions.

Mr. Matt Hollander, Hollander Development Company, presented as the applicant. He explained that there is a restrictive covenant on the overall parcel by the DEQ. Mr. Hollander reviewed maps and drawings associated with the project and pointed out the portions of the overall parcel that are contaminated with land-filled coal ash. The coal ash is considered a hazardous material. The restrictive covenant portions are unsuitable for development without remediation. There are 2.6 acres of the overall parcel that can be developed without further remediation. This is the area they are hoping to build the proposed project. He presented a preliminary site plan sketch showing a 51-unit multi-family apartment complex with two buildings. Mr. Hollander explained it's purpose to provide permanent supportive housing for people suffering from substance use disorders referred by the Kalamazoo area drug treatment court system. He outlined the project stating that Building A would be a 3-story building with a mix of 1-2 bedroom apartments with spaces for treatment services and community amenities. Building B will be a 2-story building. Mr. Hollander stated the purpose for requesting RM-24 instead of RM-15 was due to the restrictive covenant and other constraints posed by the latter district. They didn't want to have to ask for variances for the project. He stated there will be the same amount of green space or more than would be required on a RM-15 designation.

Commissioner Greenman Wright inquired about plans for storm water management. Mr. Hollander stated there will be a storm water retention basin on the south end of the site along Bryant Street. He said they are working on sizing the basin to handle all storm water onsite unless there is an emergency overflow situation. In that case, they would divert any overflow to the existing storm sewer under Bryant Street.

Commissioner Wissner and Commissioner Pitts asked for information about leases, special requirements for the apartments, and how they would apply. Mr. Hollander stated this will be a standard lease with a minimum time of 18 months for residency. He said the housing would offer supportive and wrap-around services. The individuals would be referred from a Kalamazoo area drug treatment court and would be suffering from a substance use disorder. The permanent nature of the apartments is the same as any other traditional housing. Mr. Hollander said tenants who pay their rent and abide by their leases would have the option to stay as long they wanted. He said part of the tenant selection criteria is that 50% or more of the individuals referred to this housing would be recently homeless as defined by HUD. Mr. Hollander stated this is typical for permanent supportive housing projects.

Commissioner Pitts asked if the existing homeowners in the area have been contacted about the project. Mr. Hollander shared that they walked door to door in the neighborhood on a weekend to speak with neighbors and had held a community meeting at the Edsion Neighborhood Association. He said they have gone out of our way to engage those in the neighborhood.

Commissioner Milliken opened the public comments portion of the hearing.

Mr. Gerry Hoffman, President of the board of the Edison Neighborhood Association, stated that he was at the public meeting and there was great hostility for the project. He saw a lot of anger from the attendees, which he believes is a result of a lack of knowledge and fear of this project. Mr. Hoffman reported that he walked the neighborhood to talk with the residents and received many concerns. His concern is that this is scheduled to be a homeless, low-income dwelling arrangement. Mr. Hoffman stated there is another one planned on Lake Street, which he understands will be almost entirely low-income. He also cited existing senior housing in the area, which is low-income. Mr. Hoffman shared that one question that came up is the security for residents across the street. He was also concerned that Police were not notified of the community meeting. Another concern he cited is this area is contaminated. He wondered if it is wise to slap asphalt over this Brownfield so it may sit there and leach into the drinking water. Mr. Hoffman believes it is important to have that addressed. He said residents are also concerned about their home values. They want assurance that the property will be maintained and will not turn into a tenement. He said while residents are worried about their property and their neighborhood, no one was against the specific program to help these individuals.

Mr. Dusty Jepkema, resident, is currently working with Planner Anderson on a housing equitability project. Mr. Jepkema has a degree in social work and he worked with these types of housing for 7 years in Seattle. He stated that permanent supportive housing is the best model for those with mental illness and those with drug use histories. He encouraged Commissioners to look at the research for this type of program. Mr. Jepkema reported the best part of this supportive housing is there will be many services available onsite providing easy access to the residents. Mr. Jepkema said research shows housing values did not decrease and crime did not increase in any of those neighborhoods that contained permanent supportive housing. He said the people typically found in these housing arrangements become productive members of the community and end up providing peer support to others.

Mr. Patrick Meninga, Community Healing Centers, said he will be helping to staff the substance abuse part of the project. He said he currently runs a 90-day recovery home for men. Mr. Meninga feels there is a tremendous demand for this kind of housing. He said it is fairly difficult to place individuals leaving his program, and it is legal for landlords to discriminate against felons. He said the men can be doing all the right things and still have difficulty finding placement.

Ms. Kaye Sanders, Community Healing Centers, is the coordinator for the recovery housing program in Kalamazoo. She said there is only one house in Kalamazoo County that allows women with children under 8 years old to stay. Ms. Sanders reported that often after 90 days of treatment, they have the option of putting women and children on the street or letting them stay. She said there is no place for them to go. This proposed project gives them a place to go, continue therapy, and have security measures. Ms. Sanders stated that for the three houses she runs in Kalamazoo County, they have not had the police out once and they do not have crime. She added that these are moms who have fallen into addiction, and women who have suffered unimaginable traumas and chose substances as a means to get out of bed in the morning.

Mr. Jasin Theado, previously from New Beginnings, came out in support of the project. He believes this is a great opportunity for people to help themselves and help others. He said he thinks it is a win-win situation, helping people get on their feet and do positive things with their lives.

Mr. Ryan Ziegler spoke up regarding the Elizabeth Upjohn Healing Center and what it has done for him as an addict. He said it was difficult finding housing when he left treatment. Mr. Ziegler believes if this housing had been available previously, there would be more people who made it through with him. He said it will be beneficial for the tenants for them to have somewhere to go.

Ms. Susan Hull, resident, came forward in support of the request. She said she would welcome this building next to their house. Ms. Hull said these people need our support and this could help them. This would place resources right near to them.

Mr. Trevor and Mrs. Stephanie Wilson are in recovery with the Community Healing Center. They stay in the Bethany house and New Beginnings house. They said these places gave them a chance at recovery and saved their lives. Their treatment began when they found out they were having a baby. They reached out to Ms. Kay Sanders. She immediately got Mrs. Wilson in treatment followed by Mr. Wilson. Mr. Wilson stated that even without felonies, it can be difficult to find permanent housing. He said not all landlords want people like them in their rentals. Mr. Wilson stated that when someone gets a little help, it is really amazing what they can do.

Ms. Letitia McKissic, resident, agreed the community needs help in this regard and the drug epidemic is out of control. She expressed concern about what will be offered to the residents in the community for the long-term. She wanted to know if long-term security will be offered. She said she was not saying all drug addicts are sex offenders, low income or homeless, but she asked them to consider those things for security purposes. She expressed the importance of keeping her home just as safe as anyone else's. Ms.

McKissic wondered about the cost to to the community and if the program is currently in place with guidelines.

Ms. Monica Gardner lived in the Vine project (designed for low-income) until she was 12 years old. As a child, she witnessed 33 people get shot and killed and also saw many drug deals. She said the system was designed such that you were never meant to leave. Ms. Gardner asked what can they do to ensure the home owners are safe, property values stay intact, and that other children never have to see what she saw. She stated that their area already has problems and she doesn't want to live in a more difficult neighborhood.

Mr. Larry Hill came forward in support of the project. He stated that he is an addict. He said he almost died twice because this kind of housing was not available at the time. Mr. Hill believes this is something the community needs. He questioned if not here, then where could it go.

Ms. Onana Terburg, resident, worked for a boarding school for juvenile delinquent teens and the Kalamazoo County Friend of the Court. She said she has seen how not having transitional housing has impacted the kids and people in our community. She asked for the Planning Commissioners to support this project.

Ms. Samantha Williams and Ms. Samantha Norge, both from the Bethany house, spoke in support of the project. Ms. Williams said if it weren't for the Bethany House, she wouldn't have her daughter back or a chance to change her life. Ms. Norge shared some of her history and also stated she is about to receive her children back. She believes there needs to be more housing for people who have drug addictions. Ms. Norge stated they are not bad people, they are good people with a sickness. They just need more help and support around the community.

Mr. Jamie Kavanaugh, resident, came in favor of the project. He said there are 5 places that support recovery within two blocks of where he lives. Mr. Kavanaugh stated they are great neighbors and are the best houses on the street. He believes some of these fears expressed are unfounded.

Ms. Nlajoria Ellerby expressed support for the program along with concerns. She said she wants the plan to work, everyone needs housing, but she needs more information about how the program will be managed.

Mr. Alejandro Rodrigues also stated that he didn't have much information about the project. He did come in support, saying that any time there is a chance to apply growth to the community, people should be all for it. Mr. Rodrigues works with KPEP and does street ministry with Outreach . He stated he knows there needs to be more housing opportunities.

Ms. Sally Reames, Community Healing Center's Executive Director, came forward in response to a question about the program and how it will be operated on the site. She said that Community Healing Centers will be managing the services within the house. They have done this for many years and have a

lot of experience with housing and early recovery. Ms. Reames said they will spread the word about the program because it is an important piece of the project.

Ms. Karen Stamm, resident, shared that she is not against the idea of this type of housing, but wants to see the neighborhood grow and look better than it is now. She said there are already problems in the area and she doesn't want more problems. She expressed a desire to have the neighborhood be like it was 30-40 years ago. Ms. Stamm agreed that the program is needed, but the location is wrong.

Ms. Cheryl Case, resident, shared a concern from the people at the community meeting that the Judges, news crews, rehab and recovery people knew about the project, but the Edison neighborhood knew nothing of it. She said she is not against recovery and giving people a chance or hand up, but didn't know enough details.

Mr. Chris Pompei, resident, said he was not there to oppose the project. He said he is a case manager working with a lot of individuals dealing with homelessness. Mr. Pompei stated that these kinds of projects are only allowed in certain zoning districts. He encouraged the community and Commissioners to work together. If it can't be at this location, what sites could be rezoned for this project.

Commissioner Milliken noted the correspondence that was received about the request and provided to Commissioners.

Commissioner Milliken closed the public comments portion of the hearing.

Commissioner Greenman Wright asked if there are other projects proposed for the larger brownfield area. Planner Anderson stated there are no other projects proposed for this property at this time. The larger area would take additional clean-up efforts. In response to a citizen, she mentioned there is a proposed project to go in at Lake and Portage, but that project will be a mix of workforce housing and market rate housing. It will not be low-income housing.

Commissioner Vyas asked if there was research done on the contaminated land, especially in light of the PFAS concern. Planner Anderson said their understanding is that coal ash is the largest issue. She said all brownfield properties go through a series of environmental studies. They have determined this area of the overall parcel can be developed.

Commissioner Pitts asked if health risks are known for coal ash. Planner Anderson stated that she didn't know about the health risks, but said the parcel in question is not where there is coal ash contamination.

Commissioner Coss brought up safety issues to the neighborhood and asked if Public Safety was alerted. Planner Anderson said the Project Team involves people who work with KPS regularly. They addressed the impacts related to zoning, but the safety concerns are not addressed by the zoning code. She invited the applicant to answer the question.

Mr. Hollander responded that they do have a meeting scheduled with KDPS, and they are aware of the project. There was a Public Safety official in the preliminary site-plan review meeting, and safety was not brought up at that meeting. He said they are attempting to address the concerns in a meaningful way.

Commissioner Wissner asked about the long-term business plan for the project. Mr. Hollander told Commissioners the payment of the rent will occur with MSHDA project-based vouchers. The tenants will pay 30% of their income for rent, even if their income is very low. Those vouchers allow them to treat the housing the same as other apartment complexes. Mr. Hollander said this project will be filed with MSHDA for low-income tax credits in October. He said that is a critical piece of financing in order to make the project work. They will also have to sign a regulatory agreement to have the apartments remain affordable for probably a period of 45 years. They will go to MSHDA with evidence that they will operate this permanent supportive housing for at least 15 years. Mr. Hollander said they have to have evidence of all financing in place for the real estate portion and funding commitments. He assured them that the likelihood of running out of money is extremely low.

Commissioners Greenman Wright and Pitts asked questions regarding the tax status for the project. Mr. Hollander answered that they will apply for a payment in lieu of taxes (PILOT) from the City Commission. He said the project will be privately funded. They are not asking for a millage to support it. Mr. Hollander stated that tax credits are typical for low-income or affordable housing. Planner Anderson agreed the City approved 3-5 PILOT projects per year, and they are reviewed and approved by the City Commission. She said it is a tool the City uses frequently to support housing projects.

Commissioner Pitts asked if any other sites were possible for this housing project if this site doesn't work. Mr. Hollander stated that this is the only property in the county that was identified as suitable for this project.

Commissioner Milliken asked Planner Anderson to clarify the request before the Planning Commission. Planner Anderson clarified the request is a rezoning of 2.6 acres of the east-central portion of 333 E Alcott from M-1 to RM-24. What the Commission is determining is if the proposed zoning is appropriate for this location. Commissioner Milliken asked if their decision should be based on the standards identified earlier. Planner Anderson agreed that it should be, and stated the zoning code does not judge the population within a structure, but talks about the appropriateness of the zoning district for the area.

Commissioner Milliken also asked for clarification of the approval process of the proposed project if the zoning is approved. Planner Anderson said it goes to the City Commission for a final decision on the rezoning, if approved the applicant will seek low-income tax credits from state as well as applying for the PILOT review and approval process, and it will also go through site plan review and approval. Commissioner Coss verified that some of the concerns will be worked out through the site plan process.

Commissioner Greenman Wright expressed concern of the appropriateness of putting a housing development along the river when flooding is an issue in the City. She wondered how it would affect the watershed throughout the neighborhood. Planner Anderson stated that the parcel has been studied for redevelopment. She said there are some storm water issues the applicant touched on, but a large part of

the site will be open. That area of the restrictive covenant does provide for the creek to overflow it's banks and not necessarily affect development. Planner Anderson assured Commissioners that the storm water engineers will take a close look at it.

Commissioner Coss, with support from Commissioner Greenman Wright, moved to recommend to the City Commission to approve the request from Republic Development, LLC and Hollander Development Corporation to rezone a portion of 333 E. Alcott Street from Zone M-1 (Manufacturing, Limited District) to Zone RM-24 (Residential, Multi-Dwelling District).

Commissioner Coss stated it is a good project with a lot of positive support. The zoning makes sense. It is a great location because it is adjacent to necessary services. He will vote to approve it.

Commissioner Greenman Wright said our responsibility is to determine if we are using the land appropriately. She said it does seem appropriate to take land that was unusable and redevelop it for use of families to redevelop their lives. Commissioner Greenman Wright stated concerns about storm water management, indicating they have seen the affects of flooding in some of the lowest income neighborhoods. She thinks the project hits the needs we have on multiple levels. She believes there are great things happening as the result of development and she will vote in support.

Commissioner Milliken stated the rezoning is clearly consistent with the Master Plan and fits the other criteria identified. He said if it wasn't rezoned, new industry could build there. He believes housing is far better than a new industrial use at the site.

Commissioner Pitts said he believes there is a big need for help for people with addictions. In that sense, the project is great, but his main concern is that some areas of the parcel are still contaminated. He indicated that he was opposed to putting families in that area without knowing the long-term health effects when the people are already at a disadvantage. Commissioner Pitts felt they could be vulnerable because they aren't able to choose where they live.

A roll call vote was taken and the request was approved: Commissioner Pitts voted no.

G. UNFINISHED BUSINESS

None

H. NEW BUSINESS

PC # 2018.14: Request to confirm that 925 Grant Street is not a City park and is not considered a park under the City's 2025 Master Plan. [Recommendation: motion to affirm that the parcel is not a City park or identified as a park in the Master Plan.]

Commissioner Greenman Wright stated she will be abstaining from the vote because of a conflict.

Planner Anderson explained there are rules on how the City manages property that is under the control of the Parks & Recreation Department. Selling property that is used as a park requires the approval of the citizens of the community. This property is controlled by Parks & Recreation, but is not used as a park. The Planning Commission needs to confirm it is not a park so it can be sold.

Sean Fletcher, Parks & Recreation Director, gave an overview of the history of the property. He said it was a gift accepted by the City Commission in the May of 1976. At that time, the Vine neighborhood was supportive of the situation, but did request the property be left in its natural state. This property is very close to the Davis Street Park, and they will not develop it as a park because it is so close to that park. The topography also does not lend itself to development. If they sell the property, he would like to have the money earmarked to improve or maintain Davis Street Park. The Vine Neighborhood Association will address this at their next meeting. Planner Anderson stated that they did receive support from Vine Neighborhood Association for the sale.

Commissioner Wissner asked if the request had been noticed to the neighborhood. Planner Anderson responded this request does not require a notice. She said one direct neighbor is aware of it. She reminded Commissioners that the question before them is to determine if the property is being used as a park.

Commissioner Coss asked if they can include a communication with the vote to affirm having the funds earmarked for use of improving and/or maintaining Davis Street Park. Attorney Robinson stated that is something the administration can request, but it is not something for the Planning Commission to decide.

Commissioner Vyas asked if any relatives of the donor remained and if they would be offended by the request. Director Fletcher did not know if anyone was still remaining of the family. Commissioner Vyas asked for that to be researched.

Commissioner Wissner asked how this came before the City. Director Fletcher said there is a person interested in buying the property. He has been working with the City Attorney to get it to the point where they can accept a fair market offer.

Commissioner Coss asked what happens to zoning if it is determined not to be a park. Planner Anderson stated that it is already zoned residential (RM-15) and parks are allowed in every zoning district.

Commissioner Milliken asked if there is any expenditure of City funds on this property. Director Fletcher stated there is none.

Commissioner Wissner recalled playing in areas like this as a child. He has reservations about the change. He would like to know from neighbors if the property is an asset or a nuisance to them. Planner Anderson stated that it is the adjacent neighbor who wants to purchase it. She explained that a piece of

property which is owned and improved as a park requires approval before it is sold. This is not designated as a park and is not identified as a park in the Master Plan.

Commissioner Wissner asked about public use for this property. Planner Anderson did not believe it is available for public use. Commissioner Milliken expressed appreciation of the comments, but brought up concerns of liability of the public being on this property when it is not developed for a park use.

Commissioner Wissner asked about urgency and why the community couldn't be asked if they want it as a park or have it developed. Director Fletcher stated they have many other existing park priorities to address before this property could be developed into a park. He said it would take years to get to it. He said the Parks & Recreation budget is not large, and the possible \$30-\$40,000 they might receive for this property would go a long way towards existing park improvements.

Commissioner Coss said this sounds like an unneeded property, one that it is not utilized. He said this would put the property back on the tax roles, which is a win-win for the City and the neighborhood.

Attorney Robinson clarified there are no deed restrictions on the property, so there is no need to worry about members of the donor's family. The property is titled to the City of Kalamazoo. It was an outright gift to the City. He explained that under State law, the City is prohibited from selling park property without a vote of the people. A vote is not needed to sell City property if it is not identified as a park. Because this is maintained as a natural area, his advice was to get affirmation it is not a park and free up the City to sell it. This step was cautionary to eliminate any questions in the future.

Commissioner Wissner, with support from Commissioner Coss, moved to confirm that 925 Grant Street is not a City Park and is not identified as a park in the 2025 Master Plan.

Commissioner Wissner and Commissioner Vyas expressed they would like the request to be presented to the surrounding neighbors to get feedback from them. They will be voting no on the request.

Commissioner Coss said the property is not being used. He believes it is great there is interest locally to develop it and he will vote yes.

Commissioner Pitts asked if this request could be tabled. Attorney Robinson stated it could be postponed. Planner Anderson asked what information Commissioners would need to confirm this is not a City park. Commissioner Wissner suggested a formal letter from the Neighborhood Association to that effect or letters from neighbors would help.

Commissioner Coss reminded Commissioners they had already been told there are no resources to develop it as a park. He believes they would only be opening the City up to liability at this point and they should just move ahead and vote. He said there are many other parks that need those resources.

Planner Anderson confirmed this property was not on any priority list to become a park. The Parks & Recreation Department are in the process of writing their Parks Master Plan, have held public meetings

on it during the last six months, and there was no input from the participants that this needs to be a park. She stated she received an email of support from the Vine Neighborhood Association for this action.

Attorney Robinson expressed appreciation for the concerns, but stated this is a formality. Nobody from the neighborhood was advocating for this to become a park. They have expressed a desire to improve the Davis Street Park. This is to affirm what we know and to make an official statement that it is not designated as a park and is not used as a park.

Commissioner Milliken again stated concerns about the potential liability connected with citizens using the property as it is, and sees this as a way to bring income to the community.

A roll call vote was taken: Commissioners Vyas and Wissner voted no. Commissioner Greenman Wright abstained. The other Commissioners voted to affirm it is not a City park and not identified in the 2025 Master Plan as a park. The request was approved as presented.

I. CITIZENS' COMMENTS (Regarding non-agenda items)

None

J. CITY COMMISSION LIAISON COMMENTS

City Commissioner, Jack Urban, spoke up regarding the Public Hearing for 333 E. Alcott Sreet. He attended the meeting at the Edison Neighborhood Association and said there was a short notice period for it. However, he expressed that when something is new, there is always a time when no one knows about it. He confirmed this special meeting was held because of MSHDA deadlines for applying for funding. Commissioner Urban believes concerns have been taken seriously and the degree of participation from the public has improved. He stated that people from the public came to the neighborhood meeting and the Planning Commission meeting, and remain engaged and wanting to know more. He told the Commissioners they are on good grounds because they are acting only on the zoning request. Commissioner Urban expressed hope for public input during the site plan review process. There is coal ash onsite in the area with most of it moved on the other side of the creek. He said if citizens ingest the soil or a shallow well is built on the property there will likely be problems. He indicated paving the site is not the answer. Commissioner Urban thanked the Planning Commissioners for going ahead with it and he will wait for the request to reach the City Commission for deliberation.

K. CITY PLANNER'S REPORT

Planner Anderson said they have been very busy with site plans. Site plans do go out to the head of the neighborhood, so they are sharing projects as soon as they come in and comments are taken. She said projects are moving along and there are is a lot of good development in Kalamazoo.

Planner Anderson reported there will be two cases on the agenda for the September 6 meeting: The vacation of Scudder Court is one and the proposed rezoning for the Northside Neighborhood is the other. She said she will hold an informational session at NACD next Wednesday night from 4-7 pm for anyone to come and ask questions avout the rezoning.

On September 4, the Northside Neighborhood plan is going to the City Commission for review. The public hearing for the Northside Cultural Business Authority will also be held that night.

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Coss encouraged Commissioners to create a system for regularly attending site plan meetings. Planner Anderson noted there is a limited number of Commissioners who can be at a meeting at the same time without it needing to be noticed to the public. However they want to handle it, they are welcome to attend these meetings.

Commissioner Coss inquired about the flood plain issue. Planner Anderson stated that work is being done to study the flood plain areas in the City and find a solution.

M. ADJOURNMENT

Commissioner Greenman Wright, supported by Commissioner Milliken, moved to adjourn the meeting. A voice vote was taken and passed unanimously. Meeting was adjourned at 9:20 pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "C Anderson", is written above a horizontal blue line.

Christina Anderson,
City Planner
Community Planning & Development