

CITY OF HARBOR SPRINGS
PLANNING COMMISSION MEETING
MINUTES
July 21, 2016

Chairperson Walstrom called the Planning Commission Meeting to order at 6:00 p.m. in the City Council Chambers of City Hall, 160 Zoll Street, Harbor Springs, MI 49740.

1. Roll Call and Verification of a Quorum

Present: Jeanne Benjamin, Andrew Bowman, John L. Cupps, Jack Deegan, Jeff Ford, Lee Kramer, Sara Smith, Fred Walstrom and Carrie Wiggins

Absent: John L. Cupps, Jack Deegan and Jeff Ford

Also Present: City Manager Thomas C. Richards, City Planner Larry Nix, Assessor / Planning & Zoning Administrator C. Jeffrey Grimm and City Clerk Ronald B. McRae

2. Approval of Minutes

Motion by Smith, second by Kramer, to approve the May 19, 2016 meeting minutes as read.

Ayes – 6

Nays – 0

Motion carried.

3. Public Comments and Correspondence

None

4. Old and New Business

A. Consideration of Ordinance No. 397 – Outdoor Dining in Sidewalk Cafés and Seating

Planner Nix stated that Ordinance No. 397 will change the hours to be open until midnight. Currently, the outdoor dining must close at 11:00 p.m.

Motion by Bowman, second by Benjamin, to recommend to City Council to adopt Ordinance No. 397; which changes the hour of closing from 11:00 p.m. to midnight.

Ayes - Walstrom, Wiggins, Benjamin, Bowman and Smith
Nays - Kramer
Absent - Cupps, Deegan and Ford

Motion carried.

B. Downtown Signs, Display of Goods and Outdoor Seating

Planner Nix stated that the City has rules for the display of goods and outdoor seating for non-food establishments. Planning and Zoning Administrator Grimm discussed the rules for the display of goods on private property. He reviewed how a cut in the building could allow one merchant to utilize part of that space for the outdoor display of goods. Planning and Zoning Administrator Grimm also pointed out that some merchants do not have enough room for their outdoor display of goods.

Commissioner Bowman discussed the outdoor display of goods by merchants who have no area outside where a cut in the building does not exist, but still has private property that is outside. Further, Commissioner Bowman did not see an issue of allowing thirty inches of space for an outside display or seating, as long as it was tight to the building.

Commissioner Wiggins questioned, "How does the aesthetics get controlled? City Manager Richards suggested that certain types of goods or quality of furniture not be permitted. Commissioner Bowman thought that the City could adopt an ordinance to allow what is happening, but defining the amount of space that could be used to not crowd the goods by the merchants.

Planner Nix stated that he would draft something that would allow the intrusion into the public rights-of-way thirty inches, but would try to keep the rule simple.

5. Member Comments

A. Food Trucks

Commissioner Bowman stated that he would like to reconsider some of the food truck issues that have come up over the summer. This could be an agenda item.

City Manager Richards suggested that this issue not be a complaining session, but a consideration of some solutions to the issues voiced.

7. Next Meeting

City Manager Richards stated that the next Planning Commission Meeting is scheduled for 6:00 p.m., Thursday, August 18, 2016, in the City Council Chambers of City Hall, 160 Zoll Street, Harbor Springs, MI 49740.

8. Adjournment

With no further business, Chairperson Walstrom adjourned the meeting at 6:58 p.m.


Ronald B. McRae, City Clerk