



**City Planning Commission
Minutes**

Tuesday, April 25, 2023
1315 S Washington Avenue
Council Chambers – Room 205
989-754-8222

- I. **Call to Order** – Chair Milne called the meeting to order at 6:01 p.m.
- II. **Roll Call** – Cassi Zimmerman took roll.
Present: Yolanda Bland, Michael Foust, Floyd Kloc, Carla LaMarr, John Milne, Brenda Moore, Jack Nash, William Ostash
Absent: Fred Czerewko
Staff: Bob Gollin, Cassi Zimmerman
- III. **Approval of Minutes** – Tuesday, February 28, 2023
Motion by Commissioner Moore, seconded by Commissioner Bland to approve the meeting minutes for the February 28, 2023 meeting. 8 ayes, 0 nays, 1 absent. Motion approved.
- IV. **Approval of Agenda** – Tuesday, April 25, 2023
Motion by Commissioner Foust, seconded by Commissioner Nash to approve the agenda for the April 25, 2023 meeting. 8 ayes, 0 nays, 1 absent. Motion approved.
- V. **New Business**
 - a. **Public Hearing – J23-0179 – Special Use Permit for Museum of Black Experiences for art/history exhibits and special events – 1243 S. Jefferson Ave.**

Chair Milne opened the public hearing and asked if anyone representing the project would like to speak. Austin Kemp, D&M Site, provided site specifics and spoke to the surrounding context of the neighborhood. Kevin Jones, 1243 S. Jefferson provided his background and plans for the proposed Museum of Black Experiences. He spoke of the benefits it will bring to the City.

Chair Milne asked for additional comments.

Niesha Clark-Young, city resident, spoke in support of the SUP.

Robert McDuffy, 2127 Ledyard, spoke in support of the SUP.

Sedrick Green, Adams Boulevard, spoke of his concern for his own property next to the property proposed as a museum.

Chair Milne asked for additional comments.

Timmy Turner, 3615 Westview Dr, spoke in support of the SUP.

Chair Milne asked for additional comments. No additional comments were given.

Motion to close the public hearing by Commissioner Moore, seconded by Commissioner Kloc. 8 ayes, 0 nays, 1 absent. Motion approved.

Motion by Commissioner Moore, second by Commissioner Ostash to approve the proposed site plan for 1243 S. Jefferson and issue a Special Use permit to operate a mixed use museum/residence pending review and approval by the City of Saginaw Engineering Department.

Commissioner Kloc asked for clarification on the parking requirements. Staff Gollin stated that all parking needs are met.

Motion by Commissioner LaMarr, seconded by Commissioner Ostash to move out of the regular order of business. 8 ayes, 0 nays, 1 absent. Motion approved.

Commissioner LaMarr asked Mr. Kemp why additional parking is necessary. Kemp stated it will be used for overflow and in the case of a larger event.

Commissioner Foust asked for the business's hour of operations. Mr. Jones stated that it will open a few days a week with additional evening events sporadically.

Motion by Commissioner Kloc, seconded by Commissioner Ostash to return to the regular order of business. 8 ayes, 0 nays, 1 absent. Motion approved.

Chair Milne asked if there are any issues with the new parking lot entrance on High St. Staff Gollin stated that the engineering department will review and approve all changes to the roadway.

8 ayes, 0 nays, 1 absent. Motion approved.

b. Public Hearing – J23-0181 – Rezoning request to rezone 2100 and 2300 Hartsuff St. from M-1, Light Industrial to R-1A, Residential Agriculture

Chair Milne opened the public hearing and asked if anyone representing the project would like to speak. Robert McDuffy, 2127 Ledyard, provided his plan to have community gardens and its correlation with the master plan.

Chair Milne asked for additional comments twice more. No additional comments were given.

Motion by Commission Moore, Seconded by Commissioner LaMarr to close the public hearing. 8 ayes, 0 nays, 1 absent. Motion approved.

Motion by Commission Kloc, seconded by Commissioner Moore to recommend to City Council that the request to rezone 2100 and 2300 Hartsuff St. from M-1, Light Industrial to R-1A, Residential Agriculture be approved.

Commissioner Kloc asked if there were any objections from the neighbors. Staff Gollin stated the only calls he received were for clarification.

Commissioner Foust asked if there is a limited number of hoop houses allowed on this property. Staff Gollin stated that if rezoned, green house is an allowable use by right so there would not be a limit to the number, Mr. McDuffy would just need to adhere to the setback requirement.

8 ayes, 0 nays, 1 absent. Motion approved.

VII. Public Comment - None

VIII. Old Business

a. SVSU/Cathedral District Update

Staff Gollin gave an update on the project. A report has been received. The next step is to present the plan to the neighborhood. The goal would be to rezone some of the areas to mixed use but only if the neighborhood agrees to the change.

b. 107 S. Water Street

Chair Milne asked what is happening at 107 S. Water Street and if a project will be brought before the planning commission for the property. Staff Zimmerman stated the work being done on the property is fulfilling the requirements of a demolition permit the property owner purchased when the building was demolished a few years ago. At this time, they are only finishing the work associated with that permit and have no plans for development on the site to the City's knowledge.

IX. Adjournment

Motion by Commissioner Moore, seconded by Commissioner Nash to adjourn the meeting at 6:40 p.m. 8 ayes, 0 nays, 1 absent. Motion approved.

Prepared and submitted by

Cassi Zimmerman
Director of Planning and Economic Development
City of Saginaw