



City Planning Commission
1315 S Washington Avenue
Council Chambers – Room 205
989-754-8222

Minutes

Special Meeting Monday, March 3, 2025

I. **Call to Order** – Commissioner Milne called the meeting to order at 4:31 p.m.

II. **Roll Call** – Staff Gollin took roll.

Present: Yolanda Bland, Michael Foust, John Milne, and Bill Ostash

Absent: Brenda Moore, Jack Nash, Charlene Orange, Rachel Weidinger, Floyd Kloc

Staff: Cassi Zimmerman, Bob Gollin, Attorney Amy Lusk, Benjamin Wieland

III. **New Business**

Presentation of Article 2 and Article 3 of proposed zoning ordinance rewrite. Julia Upfal and Andy Aamodt, Giffels Webster, outlined the specific changes being proposed.

Article 2, Definitions were discussed. Clarifications on definitions were sought and received.

Article 5, Site standards were discussed. Ms. Upfal clarified new building types to be used in the mixed use zoning standards, primarily located throughout DDA and riverfront area.

Article 3, Zoning Districts were discussed. Every zoning district was reviewed including changes in permitted and special land uses, with Giffels Webster taking suggestions on final edits to Article 3. Minimum widths, minimum square footages and setbacks were discussed and clarified. Commissioners discussed the expansion of mixed-use zoning into residential neighborhoods and suggested modifications to ensure oversight in the redevelopment of existing housing units.

Riverfront orientation requirements were discussed. Commissioners agreed that a balance between the riverfront and primary street frontage should be maintained. Modifications to the language will be considered.

IV. **Public Comment**

Jeff Bulls, 2634 Gorham, spoke about the desire for a larger public meeting with more storytelling focus to help citizens envision what zoning changes mean to them.

Gary Dawkins, 1623 Janes, reiterated Mr. Bulls comment on a larger public meeting.

Steve Meyers, 2811 E. Genesee, asked for a clarification on R-1 zoning that he had missed during presentation.

IX. **Adjournment**

Commissioner Milne closed the meeting at 6:49PM.

Prepared and submitted by

Benjamin Wieland,
CEDAM Fellow