

Zilwaukee Planning Commission Meeting

December 13th, 2023

Meeting called to order at 6:05 PM by Chairperson **Jordan Driscoll**. Present: Norm Burke, Jordan Driscoll, Doug Gilbert, Joan Waters and new Board Member Paul Bryant. Also in attendance Mary Bourbina, City Manager, Gene Jolin, Mayor and John Stemple Zoning Administrator.

Pledge recited

Motion to Approve meeting minutes from November 8th, 2023 meeting was made by 1.) Doug Gilbert 2.) Paul Bryant. Minutes approved.

Motion to approve agenda for tonight's meeting was made by 1.) Joan Waters 2.) Paul Bryant . Agenda Approved

Public Comment: None

Mary gave a explanation of a proposed cell phone tower which is proposed for an area by the DPW garage off Adams. The City would get \$30,000.00 down with \$500.00 a month for 30 years with a 5 year extension. Would be excellent revenue for the City. We have to approve before they will submit plans for our review.

John stated they would need a special use permit and a site plan. All we can do is receive the information, then schedule a public hearing, etc. It is zoned B-3 Highway business. They may have to pay taxes but Mary will have to look into that. City can sign a contract after approval of the contract by council. John also stated there should be some" subject to" included in contracts.

Jordan asked about height of new tower. John stated it hasn't gone that far yet. Can we use the property around the proposed new tower.

Mary stated they need 8feet x 8feet. The only other site is a ½ acre parcel on the corner of Schust and Sherman owned by the City.

We need to approve the Capital Improvements and Streets by March for Council final approval. Also, we need to work on AirB&Bs. We currently have 2 and need to include in zoning ordinances waiting on information from the State to see how many are allowed, safety, noise, trash number of cars etc, have to be addressed.

Food Trucks same issues have to be addressed plus where to allow them, how long they are allowed set limitations.

Doug stated allowing them for special occasions and locate them at City Hall Parking lot for example.

Jordan regarding the Planning Commission handbooks he handed out we need to rewrite it so we can hand them out to new members to help them understand their duties.

John stated the MML has one you can review online also and download it

Jordan wants ours to be more specific than MML and make it our own.

Paul stated he thought the MML was good and had good information

Norm felt it was scarce on information on what planning commission does whereas MML is right on for helping.

Zoning Administrator Comments: **John** Wished us all a Merry Christmas and Happy New Year

Member Comments. **Norm** stated the City should look back into the Cannabis question. Felt the City backed out to soon, Bay County has income over half a million in revenue from the Cannabis sales and a great location would be the old Hagerty Party Store on Adams felt the Council should reconsider it.

Mary they were planning to have a growing warehouse is what they were looking for at the time.

Gene Marijuana was voted in on a State Level

Mary some areas were steering away from it because they were bedroom communities like ours

Jordan have they checked on the sign on Venoy. **Mary** gave information to Eric DPW Superintendent to look into it.

Motions to Adjourn was made by 1). **Paul Bryant** 2). **Norm** Approved meeting adjourned