

## READING PLANNING COMMISSION

### CITY OF READING

June 11, 2018

Chad called the meeting to order at 7:00 p.m. at Reading City Hall. Present: Chad Penney, Warren Bartels, Christine Gollnick, Chuck Hartshorn, Emma Everett, and Betty Blount. Also present: Ben Wheeler, Kim Blythe, Bob Jepson, and six guests, Nancy Briggs, Bill Rosenberry, Pam Rosenberry, Paul Blount, Mitzi Begley, and Larry Daglow. Betty made a motion, seconded by Chuck, to approve the April minutes. Motion carried 6-0. The agenda was accepted as presented.

Chad closed the regular meeting and opened a public hearing at 7:05 to consider added signage to the building at 143 South Main Street which is in the Historic Overlay District. The added signage would be on the west and south sides and similar to the one that is already there. A picture showing the signage proposed by the Hillsdale Hospital was shared. There was no opposition by anyone present. The public hearing was closed at 7:10. Warren made a motion, seconded by Chuck, to approve the signage request. Motion carried 6-0.

Chad again closed the regular meeting at 7:11 and opened a public hearing to consider an application for a Special Land Use permit at 190 Michigan Street to convert the old Dollar General building now owned by the city into a community pavilion building with added green space. The building is in the B-2 Downtown Business District and the Historic Overlay District. Kim and Bob were there representing the city to explain the proposed idea. Kim shared that 1) the building would be opened up with the removal of the side walls, 2) probably work would be done on the floor surface, 3) the present front room and entrance overhang would be removed, 4) work on the roof would need to be done, 5) the back enclosed part would be kept to house a maintenance area and two restrooms, 6) the east alley would be eliminated and changed to a grassy area. Discussion followed with Bill R. concerned about the dust from traffic using the north side gravel parking area. Mitzi B. saw a good use of the pavilion with possible musical festivities, but wondered about restrictions. Christine G. felt the site would better be used for business purposes and wondered if maintenance for it would be ok within the city budget. With no other comments at this time, Chuck made a motion, seconded by Emma, to close the public hearing at 7:49 and reopen the regular meeting. Motion carried 6-0. There was some further discussion by commission members about some of the particulars, such as the bathrooms, the maintenance location, power ability, lighting, more grassy areas north of the building to allow space for kids and activities, and roofing specifics. A beginning conceptual drawing had been shared and Kim said the city is looking for further ideas and thoughts. Warren made a motion, seconded by Chuck, to approve the application for a Special Land Use permit for the property located at 190 Michigan Street for a proposed conversion of the building into a community building and to develop a green space on the property with the following restrictions: 1) 2 bathrooms be included located in the northeast back corner, 2) a

grassy area be included that runs from the northeast corner of the building all the way to State Street, 3) a green roof would be ok, 4) a fence be installed on the east side from behind the fire barn over to State Street allowing some privacy for the adjoining residential properties, 5) pave the gravel lot area on the north side within 5 years, and 6) lighting and electricity be available around the interior and exterior. The motion carried 5-1.

NEW BUSINESS: The next regular meeting is scheduled for July 9, 2018.

OLD BUSINESS: Betty shared that there is nothing definite at this time on any decorative wall murals for the city. A number of locations are possible, depending on the material being painted and the cost. She will rebring it up if something materializes.

Concerning an alternative energy (solar/wind) ordinance, it was felt that this probably would not be an issue. Reading Township was preparing for possible alternative energy farm development within the township, but it was felt it would be unlikely that we would need such a plan within the city so we will drop any consideration of one for now.

Concerning a Master Plan update, Kim is taking a class that recommends coordinating involved local groups, such as with TIFA as well, including a Master Plan and a Capital Improvement Plan. Kim will keep on top of this for us and the city.

Ben shared a final documentation of the city's Provisions of the City's Ordinances Relating to Medical Marihuana Facilities. It can now also be shared with interested parties.

Zoning Compliance Permits have been issued to:

Isaman, 217 West State Street, for a deck

Swan, 217 East Street, for a garage.

Chris made a motion, seconded by Betty, to adjourn at 8:55. Motion carried 6-0.