

Garage will not pay three times more for rent, they will leave the City and that will inconvenience residents.

Mr. Gaber said there would be opportunity costs with not allowing the cheerleader facility in these zoning districts, and said it would be interesting to see an analysis what are the opportunities that we are missing out on.

Ms. Mungoli asked why more industrial spaces are not being constructed if there is a need.

Ms. Valentik said that we have discussed some of the losses including Envisics, an international company who is leading the charge with GM for engineering services. She mentioned that there is a CrossFit taking 8,000 sq. ft. on Austin and a basketball camp occupying 30,000 sq. ft., however she said that she is protective also of some of the smaller spaces, because international companies often need smaller industrial spaces before they can start manufacturing here, they can be incubator spaces until the companies grow. She mentioned a tooling company who opened their first location in the United States here, they don't have a strong enough customer base yet to do manufacturing here, so they only needed a small sales office and warehousing/distribution area. That is where a lot of international companies coming into our community start, in smaller tenant spaces. She said those smaller spaces can become incubator spaces while those companies grow.

Ms. Bahm said we should care about industrial users, we care about our daytime population, they eat in our restaurants and shop in our stores, and they can also be residents. If people can both live and work in the City then it will reduce traffic when people don't have to drive as far. She stated that the goal is to provide balance and get people who live here, work here and play here.

Discussed

2022-0042

Discussion Regarding Flex Business Overlay District Evaluation

Ms. Bahm reviewed the purpose of the Flex Business Overlay districts, which were originally instituted to allow for a mix of uses with horizontal or vertical mixed uses, and are generally located along arterial roads. The districts provide incentives for older parcels to be redeveloped, and allow for increased height. The districts encourage a mix of uses and then have form based design standards, and the intent was to create more walkable developments. She presented a table showing Flex Business overlay developments approved, and said that a lot of them received waivers from the Planning Commission with regard to the ordinance requirements, and staff would like to tighten these up a bit, specifically looking and the third and fourth floors that the district allows. She presented a poll question asking what conditions should be prioritized to allow third and fourth floors, and most said there should be additional public amenities provided.

Mr. Gaber stated that this district hasn't been used as it was intended, like what was done with the property located to the north of Bordines. He commented that

now developers are taking advantage of the FB district, which is what happened with Tienken Trillofts, where they fit 12 units on less than an acre of property. He said that the district should be used for larger mixed use developments and not individual parcels of land.

Mr. Kaltsounis agreed and said commissioners were on the board when with the FB overlay districts at the time they were approved, as they were looking at addressing properties that were too small for a Planned Unit Development (PUD). For Bebb Oak he said they have a lot of apartments and just a few stores in front, and for the Trio development they fought for no covered parking. He said covered parking for apartments should be a requirement.

Ms. Bahm presented a poll question asking what additional conditions could be applied.

Ms. Mungioli said that she does not want the FB overlay districts at all.

Ms. Bahm suggested we could assess where the districts should be applied.

Mr. Kaltsounis and Chairperson Brnabic suggested a reassessment of the four stories permitted on Rochester Road in the FB district, especially adjacent to residential homes. Mr. Kaltsounis said that people will look to maximize the value of their property.

Ms. Mungioli said the overlay shouldn't allow a road to go through a residential property. She also said that there shouldn't be multi-story buildings on Rochester Road when there are residential properties behind, since those homes were built long ago.

President Deel said that we shouldn't put an overlay on a residential property allowing for a commercial use, and he asked if the property referenced has a Cloverport address. He asked whether there is a public good to putting an overlay on existing residential properties.

Ms. Roediger suggested that the FB districts be reevaluated rather than merely getting rid of them, as there is a benefit to allowing for a mixture of uses and some flexibility.

Ms. Bahm noted that staff wanted to bring this issue to the attention of City Council for this discussion, since the Planning Commission has been discussing these issues in reviewing some of the projects on their agendas.

Mayor Barnett commented that back at the time the FB overlay districts were added, the Planning Commission and City Council cared just as much about residential properties. He said that at that time, there had been a massive recession, however people in the City didn't really want affordable housing. At that time, there were about 1,000 home foreclosures per year, and last year in the City there were six. That was a predominant thought at the time, and in addition they were trying to embrace creative development, and there were still concerns about overdevelopment. He asked if we achieved any affordable

housing, as residential prices are significantly higher now. He said that we have to look at balancing housing density with offering affordable housing. He said that now that we have ten years of a track record for this ordinance, it's perfectly fine to evaluate it.

Ms. Bahm stated that in 2018 when the Master Plan was updated, there was much talk about those issues. She asked Commissioners and Council Members to consider what about Tienken Traillofts that they don't like. She said when looking at the effects of an ordinance we should look at what are the negative impacts and then craft regulations to target those items, for example requiring adequate visitor parking.

Mr. Hetrick suggested the "harmonious" standard is important, and the example of the cheer camp and the manufacturing business not being able to coexist was the perfect example. The more FB can be consolidated and create better harmony between developments would be positive.

Mr. Blair said that construction and labor costs are high now, and commented that we have never seen a construction environment like this. He said that he is cognizant of the fact that this could change too. He said that we should not base decisions on these current high prices, since those could change in the future.

Ms. Roediger thanked the councilmembers and commissioners for the discussion and their honesty.

Discussed

2022-0043

2021 Planning and Economic Development Annual Report

Ms. Roediger noted that there was one more topic for discussion this evening, the annual Planning and Economic Development Report, which is required by the State of Michigan. She commented that Staff puts a lot of work into this report which summarizes development in the City and everything that goes before all of the boards.

She noted that the biggest area of development in the last year was for senior living facilities. She said that 2021 was a steady year for development but not overwhelming.

She said we are very proud of this report, and have highlighted the Auburn Road corridor project. Ms. Roediger provided an update regarding the City acquiring property for parking lots along the corridor as the Brooklands District continues to develop. She also noted that the City made the cover of the Michigan Municipal League (MML) magazine for the Auburn Road project. She said that the only requested action for the Planning Commission this evening is to accept this report.

A motion was made by Hooper, seconded by Neubauer, that this matter be Accepted. The motion carried by the following vote: