

**CITY OF TRENTON
TRENTON PLANNING COMMISSION PUBLIC HEARING
AN OPEN MEETING WILL BE HELD IN THE COUNCIL CHAMBERS
AND VIA ZOOM IS AVAILABLE
AT 7:00 PM ON WEDNESDAY, JUNE 23, 2021**

A Public Hearing an Open Meeting and via Zoom availability was held on Wednesday, June 23, 2021. The meeting was called to order at 7:02PM by Chairman, Aaron Castle.

PLEDGE OF ALLEGIANCE: Led by Chairman, Aaron Castle.

MEMBERS PRESENT: Commissioners Blackledge, Castle, Earl, Ferrante, and Frost.

MEMBERS ABSENT: Commissioners Jasman, Jocks, and Warner were excused.

A motion was made by Commissioner Ferrante and seconded by Commissioner Earl to excuse Commissioner Jasman, Jocks, and Warner.

Motion was carried unanimously.

AGENDA APPROVAL: Approval of the Public Hearing agenda for an open meeting to be held in the Council Chambers and via Zoom availability for 6-23-2021 agenda.

Motion was made by Commissioner Frost to approve the agenda and seconded by Commissioner Ferrante.

Motion was carried unanimously.

OTHERS PRESENT: Mr. and Mrs. Jim Boomer; Mr. and Mrs. Matt Crysler; Bob Howey; Mark Angellotti; Matthew Gall; Tim Buhse;

Cabauatan, Councilman; Virgil Maiani, Building Official;

Attending via Zoom; Bill Bissland, Building Inspector and Ordinance Officer; Leah DuMouchel, Planning Consultant; Michelle Bennett, Beckett & Raeder.

PUBLIC HEARING(S):

Site plan approval for a saloon and restaurant at 2960 W. Jefferson on the west side of W. Jefferson between Maple and Slocum streets, in the B-3 General Business District.

Chairman, Castle opened the Public Hearing explaining the three (3) minute ruling for comment and raising of hand if attending via Zoom.

Jim Boomer spoke against the approval of the site plan for 2960 W. Jefferson.

Matt Gall identified issues that he did not approve of and is against the 2960 W. Jefferson site plan approval.

A motion to close the Public Hearing was made by Commissioner Earl and seconded by Commissioner Ferrante.

Motion carried unanimously.

APPROVAL OF MINUTES:

Motion was made by Commissioner Earl and seconded by Commissioner Blackledge to approve the minutes from the 4/14/2021 PC Zoom Meeting.

Motion was carried unanimously.

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COMMUNICATIONS:

Yes, Letter received from Diane K. Derby.

A motion was made to receive and place on file the letter received from Diane K. Derby by Commissioner Ferrante and seconded by Commissioner Frost.

Motion was carried.

PUBLIC TO BE HEARD – NON AGENDA ITEMS: Jim Wagner, Economic Development Director spoke to the Planning Commission members reminding them that the approval for outside dining has been made, Governor Whitmer lifted the restrictions on outside dining.

OLD BUSINESS: None

NEW BUSINESS: Site plan approval for a saloon and restaurant at 2960 W. Jefferson on the west side of W. Jefferson between Maple and Slocum streets, in the B-3 General Business District.

Leah DuMouchel, Planning Consultant, explained her opinion report dated June 10, 2021. The proposed conversion from RV sales and storage to a restaurant and saloon is compatible with the zoning and surrounding uses, and the site is generally well-designed.

Robert J. Howey, Architect, representing Mark Angellotti, presented contributing factors that the approval for the site plan would be beneficial for the City of Trenton and answered questions from the Planning Commission.

Mark Angellotti, owner of the 2960 W. Jefferson, answered questions from the Planning Commission.

A motion was made by Commissioner Frost and seconded by Commissioner Ferrante to approve the site plan for 2960 W. Jefferson with two stipulations. (1) Meeting all governmental agencies approval for outdoor dining and (2) Allowance of 20% variance on parking space reduction.

Motion was carried unanimously.

ASPR UPDATE: Lot division of 239 West Road was approved and sent to Council for approval.

CITY COUNCIL LIAISON UPDATE BY SCOTT CABAUATAN:

Council is investigating the present marijuana issue options.

Social district for downtown Trenton.

COMMITTEE REPORT: None

MONTHLY REPORT OF THE PLANNING CONSULTANT, LEAH DuMOUCHEL

Identified the May Report for the Planning Commission members.

Announced that she is resigning from Beckett & Raeder.

Ms. Michelle Bennett will be her replacement.

Chairman Castle thanked Leah for her assistance with the Master Plan and the Zoning Ordinance books.

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BUILDING OFFICIAL UPDATE, VIRGIL MAIANI: 1941 King Rd. site was sold and cleaned up.

ADDITIONAL REMARKS BY MEMBERS OF THE AUDIENCE: None

ADDITIONAL REMARKS BY MEMBERS OF THE PLANNING COMMISSION:

Commissioner Frost mentioned that the Planning Commission needs to keep the Airbnb on its radar.

ADJOURNMENT:

A motion to adjourn was made by Commissioner Ferrante and seconded by Commissioner Earl at 8:47PM.

Motion was carried unanimously.

Typed and distributed by Virginia Skwiera, Secretary to the City Engineer.

AC/VM/vls
6/30/2021