

**Village of Bellaire**  
**PLANNING COMMISSION**

**William Drollinger, Chairman**

**Commissioners: Butch Dewey, Ken Fedraw, Fred Harris, Robert Shumaker**

**PLANNING COMMISSION MEETING MINUTES**

**November 5, 2013**

1. **Call to Order:** Chairman Drollinger called the meeting to order at 5:00 p.m.
2. **Roll Call Attendance**
  - Present:** Chairman Drollinger, Butch Dewey, Ken Fedraw, Fred Harris, Robert Shumaker
  - Absent:** None absent
  - Staff Present:** Janet Koch, Zoning Administrator
  - Also Present:** None
3. **Approval of Agenda:** The agenda was approved.
  - Motion by Dewey, seconded by Shumaker, to approve the agenda as written.**
  - Motion carried by unanimous voice vote.**
4. **Approval of Public Hearing Minutes:** The minutes were approved.
  - Motion by Dewey, seconded by Harris, to approve the minutes of the September 17, 2013 public hearing as written. Motion carried by unanimous voice vote.**
5. **Approval of Regular Meeting Minutes:** The minutes were approved.
  - Motion by Harris, seconded by Fedraw, to approve the minutes of the September 17, 2013 regular meeting as written. Motion carried by unanimous voice vote.**
6. **Public Comment on Agenda Items:** No public present.
7. **Old Business:** None presented.
8. **New Business**
  - a) **Sign Ordinance – off-premises signs:** Koch told the Planning Commission that due to a sign permit she'd recently issued, she'd been made aware that there is no provision in the current zoning ordinance for off-premises signs. She told the Planning Commission that this is something they might want to consider addressing in the future.
9. **Discussion Items (Non-action):**
  - a) **Zoning Administrator's Report:** Koch presented the ZA report, which included a list of the zoning permits recently approved, notes about an inquiry for the

202 N. Bridge Street P.O. Box 557  
Bellaire, Michigan 49615

Phone (231) 533-8213

Fax (231) 533-4183

E-Mail: [vlgclerk@bellairemichigan.com](mailto:vlgclerk@bellairemichigan.com)

establishment of a distillery in the Central Business District, and the notice that Koch had accepted the position of Associate Planner with Antrim County and would be leaving the employ of the village. Though the Planning Commission was disappointed at her departure, they said she'd done a great job and wished her well in the future.

The Planning Commission discussed the distillery use question. Koch said she'd told the Realtor presenting the question that the best option was to petition for a zoning ordinance amendment. She added that the current zoning ordinance makes no provision for brewpubs in the Central Business District. If the Planning Commission chooses to amend the zoning ordinance, she cautioned them to consider the future in addition to the current situation.

Harris asked if the current ordinance would allow Short's to expand. Koch said it depended on the type of expansion. Increasing the restaurant/bar space would be an allowed use, however, adding brewing capacity to an additional property would be a different matter.

- b) **Section 3.28 – Medical Marijuana:** Koch informed the Planning Commission about a pending situation regarding the enforcement of the Medical Marijuana section of the ordinance. Bellaire's Chief of Police Brad Rowe is the ordinance's enforcement officer. He has been consulting with the county prosecutor regarding the issue. Koch said she will advise Chief Rowe to discuss the issue with Bryan Graham, the village's attorney. However, due to a conflict issue, it is likely that an outside attorney should also be consulted.
- c) **Planner's Moments Training DVD – "What is Regional Planning?":** a training DVD from MSU-E was shown to the Planning Commission. A questionnaire came with the DVD. The commissioners and the zoning administrator answered the questions, which were to be sent to Michael Woods of NWMCOG in Traverse City.

**10. Communications/Informational:** None presented.

**11. Member/Public Comment:** None presented.

**12. Adjournment: Meeting adjourned at 5:47 p.m.**

Minutes compiled by:  
Janet Koch, Zoning Administrator & Recording Secretary

Approved: \_\_\_\_\_  
William Drollinger, Chair

Date: \_\_\_\_\_