

AGENDA

Joint City Council, Downtown Development Authority,
Planning Commission & Zoning Board of Appeals Meeting
Meeting via zoom
Monday, June 29, 2020
6:00 p.m.



CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

<u>City Council</u>	<u>Planning Commission</u>	<u>City Staff</u>
Patrick Beagle, Mayor	William Day, Chairman	Steven Brown, City Manager
Thomas Rzeznik, Deputy Mayor	Phillip Carter, Vice Chairman	Carmine Avantini, CIB Planning
Kennan Gottschall	Sandro Grossi	Kelly McIntyre, CIB Planning
Tia Gronlund-Fox	Raymond Cousineau	Karen Darling, Secretary
Peter Behrmann	Anthony Lawrence	Mona Freiburger, Recording Sec.
Robert Smiley	Cheryl Tacy	
Peter Sharpe	Mark Lada	
<u>Downtown Development Authority</u>	<u>Zoning Board of Appeals</u>	
Patrick Beagle, Mayor	Jeff Caplan, Chairman	
Caleb Sheng, Chairperson	Roy Thorsell	
Kristin Rzeznik, Vice Chairperson	Michael Schira	
Vanessa Willett	David Berry	
Amanda Habbouche	Steve Winters	
Melanie Klebba-Cheney	Ray Cousineau	
Dino Grossi	Fred Alexander	
Kailee Fine	Alternate - Vacant	
John Smith		
Wes Umlor		

DETERMINATION OF QUORUM:

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

CORRESPONDENCE:

CALL TO THE PUBLIC: (Limited to 5 minutes per speaker, addressing Agenda items only)

OLD BUSINESS: No Old Business

NEW BUSINESS:

1. **Menard's Development Agreement Discussion.** When the Menard's Development Agreement was approved by Council and executed by Menard's, Exhibit D included a restriction not allowing drive-thru windows related to restaurants. The intent was to promote sit down restaurants to locate on the outlots instead of fast food restaurants like Burger King and McDonald's (which were already located near Grand River Ave.). With the current pandemic, more traditional sit-down restaurants have had to change the way they do business and shift to take-out orders using either pick-up parking and/or pick-up windows. These operations differ from the traditional drive-thru windows where orders are called in or made on-line, instead of using a pull-up menu board and order speaker. It is possible that this may cause, to some extent, a shift in the way restaurants conduct business even after the pandemic is over. The purpose of this discussion is to assess what, if any, impact this might have on the ability to attract tenants to the Menard's outlots and whether the restriction in the Development Agreement should be amended.

CALL TO THE PUBLIC:

STAFF COMMENTS:

COMMISSION COMMENTS:

ADJOURNMENT:

RULES FOR PUBLIC SPEAKING:

Call to the Public: The public shall address the Group during the "Call to the Public", which shall be included on the agenda immediately after Correspondence and again immediately after New Business. The first Call to the Public immediately after Correspondence shall be limited to agenda items only. A person shall not address the Group in excess of five minutes unless the time is extended by a majority vote of the Planning Commission, Zoning Board of Appeals, City Council or Downtown Development Authority present. Persons wishing to address the Group shall identify themselves and their place of residence and shall state their reason for addressing the group. All comments by the public shall be made directly to the Group.

Public Hearing: Persons desiring to address the Group shall state their name and address. Individual persons shall be allowed five minutes to address the Group. There shall be no questioning by the audience of persons addressing the Group. However, the Group members may question persons addressing the Group. No person shall be allowed to address the Group more than once.

SCHEDULED MEETINGS: *(All meetings are at City Hall unless otherwise noted.)*

Wednesday	July 8, 2020	7:30pm	Planning Commission Meeting
Monday	July 13, 2020	7:30pm	Zoning Board of Appeals
Tuesday	July 14, 2020	7:00pm	City Council Meeting
Monday	July 27, 2020	7:30pm	Planning Commission Meeting
Tuesday	July 28, 2020	7:00pm	City Council Meeting

NOTE:

Anyone planning to attend the meeting who is in need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Building Department at (248) 624-0880. Our staff will be pleased to make the necessary arrangements (large print agendas or minutes, etc.) with proper notice given prior to the meeting.

Reason for allowing participation by electronic means:

As set forth in Executive Order 2020-48, "To mitigate the spread of COVID-19, protect the public health, and provide essential protections to vulnerable Michiganders, it is crucial that all Michiganders take steps to limit in-person contact. These critical mitigation measures include social distancing and limiting the number of people interacting at public gatherings." This includes public meetings.

Procedure for public participation by electronic means:

Under Executive Order 2020-48, in order for the City to allow electronic participation in the meeting, there must be full opportunity for both the general public and the members of the public body to both hear and be heard at appropriate times during the meeting: "A meeting of a public body held electronically must be conducted in a manner that permits two-way communication so that members of the public body can hear and be heard by other members of the public body and so that general public participants can hear members of the public body and can be heard by members of the public body and other participants during a public comment period."

The City will be utilizing the video/audio conferencing platform ZOOM. Members of the public body will be able to hear and speak to each other for the entire meeting. Except for any closed session portions of the meeting, members of the public will be able to hear (and possibly see) members of the public body during the entire meeting but will only be able to speak during a public comment period.

In order to connect to the meeting through ZOOM and a laptop, Pc or smart phone, a member of the public may need to do the following:

- Install Zoom App on mobile device or phone. Download Zoom Client at <https://zoom.us/download> and install on a PC or Mac

You would then access the meeting (Webinar ID 89888936373) through this URL:

<https://us02web.zoom.us/j/89888936373>

Password: 854542

Alternatively, a member of the public can dial in to the meeting using different numbers. If long distance costs are not a concern, i.e. long distance is included at no cost on your service plan, please call:

- 646-558-8656 or 312-626-6799
- 301-715-8592 or 346-248-7799
- 669-900-9128 or 253-215-8782

If long distance costs are an issue, you can call one of the toll-free numbers below:

- 888-475-4499
- 877-853-5257

Members of the public participating in the public comment via ZOOM will wait in a virtual queue until called during the public comment period.

When public comment is permitted, members of the public will be called one at a time, as would happen during an in-person meeting. The Mayor will determine the order of public speakers. If you want to speak, you must use the "Raise Hand" feature in the Zoom app or press *9 on a telephone keypad to raise your hand virtually in order for the Mayor to know you want to be unmuted. When you

are unmuted, you will have up to five (5) minutes to share your comments to the public body. At the conclusion of your comments or your five (5) minutes, you will be re-muted and then removed from the queue.

Participants may also choose to submit comments that can be read into the record. Comments can be submitted via an email to planningadmin@wixomgov.org. Comments shall be done prior to 3 p.m. on the day of the meeting.

Procedures for participation by persons with disabilities.

*The City will be following its normal procedures for accommodation of persons with disabilities. **Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 624-0894 in advance of the meeting. An attempt will be made to make reasonable accommodations.***