

**CITY OF ROCKFORD
PLANNING COMMISSION MINUTES
MAY 28, 2015**

A regular meeting of the Rockford Planning Commission was held Thursday, May 28, 2015, at 7:00 p.m., in the Council Chambers of City Hall, 7 South Monroe Street, Rockford, Michigan, 49341.

- I. **Meeting called to order.** The meeting of the Rockford Planning Commission was called to order by Chairman Jim Scales at approximately 7:00 p.m.
- II. **Roll Call.** Chairman Jim Scales, Vice Chair Tom Sturr, and Commissioners Jon Miner, Dave Rasmussen, Tom Mester, Cliff Hill and Tammy Bergstrom. Absent and excused: Jeff Lipe.
- III. **Approval of the Minutes.** On a motion by Commissioner Mester, with support by Commissioner Rasmussen, and carried by all, the April 24, 2015 meeting minutes were approved with three amendments.

IV. **Approval of the Agenda.** The Agenda was approved as submitted.

V. **Public Comments**

There were no public comments.

VI. **Public Hearing**

- A. **To hold a Public Hearing on a proposed Master Plan Amendment.**
City Manager Young provided a summary of the Master Plan Amendment.

The Public Hearing opened at 7:05 p.m.

Jim Leitch of 251 N Monroe, provided a document to be entered into the record.

Caleb Sower of 249 N Monroe, stated he does not support amending the Master Plan, which would then allow a part of the park to be removed from park property and then sold.

Dale Hogue of 315 Donald, questioned the cleanup cost and also asked how to recall the Commissioners.

Troy Winter of 201 N Monroe, discussed the contamination and does not like the park property being sold because it is part of Memorial Park, a veterans park.

Linda Southwick of 170 E Division, and also the President of the Chamber of Commerce, stated she is in favor of the project and has spoken to many people who are also in favor of the development.

Jim Jennelle of 250 N Monroe, questioned why the City never cleaned up the park property and what happens if the condo development fails?

Ken Phillips of 258 N Monroe, questioned what is to prevent the City from selling the entire park property?

Mike McIntosh of 139 N Monroe stated he has many fears of the developer and of the property not being cleaned up.

Amy Hutchinson of 8089 Wabasis, stated she does not like that the condos are being developed in a neighborhood of houses.

The public hearing closed at 7:25 p.m.

VII. Old Business

A. Consideration of Resolution 15-2 approving an Amendment to the City's Master Plan. Chairman Scales requested City Manager Young to explain the process of a Brownfield Plan and to provide a history of Memorial Park, which he did. Chairman Scales stated he walked the portion of park property that is proposed to be removed and agrees that this property would never be used for a park and by removing the property, it doesn't set a precedent.

City Manager Young stated that he met with members of the American Legion and showed them the map and the portion of property that will be sold for the Tamarack Run Development and the Legion had no issues with this happening.

Commissioner Sturr stated that the Planning Commission is concerned about the contamination, we all want it cleaned up and the DEQ will act appropriately.

Marcel Burgler of Prime Development discussed the standards of cleanup required by the DEQ and stated that the residential cleanup is their highest standard. Mr. Burgler stated that they have hired Dixon Engineering, who will meet the DEQ standards and the cleanup will be the first thing that happens with this project.

Commissioner Hill stated that the Memorial Park property consists of twenty (20) acres and the area of the property being removed consists of ½ acre.

Commissioner Rasmussen stated that he never knew that Memorial Park consisted of property that is also located on the south side of Rum Creek.

Commissioner Bergstrom stated that she has never been in favor of this project due to the density and the height of the building.

Chairman Scales asked City Manager Young what will happen to the proceeds from the sale of the property. City Manager Young stated that the proceeds could go towards the improvement of Millpond for skating purposes but this is a Council decision.

It was suggested Resolution 15-2 be amended to show that the property being removed from the park become part of City owned land and then be sold to Prime Development. On a motion by Commissioner Rasmussen, with support by Commissioner Sturr, and carried, the Commission approved to amend Resolution 15-2 to remove the property from Memorial Park to become a single parcel of land owned by the City. Ayes – 6; Nays – 1 (Bergstrom); Absent – 1 (Lipe).

On a motion by Commissioner Miner, with support by Commissioner Rasmussen, and carried, Resolution 15-2 was approved as amended. Roll call vote was taken. Ayes – 6; Nays – 1 (Bergstrom); Absent – 1 (Lipe).

VIII. New Business

- A. Consideration of setting a Public Hearing for the Tentative Preliminary Plat for Rockford Highlands VI and Heritage Park IV.** On a motion by Commissioner Rasmussen, with support by Commissioner Sturr, and carried by all, the Commission approved setting a Public Hearing for June 25, 2015, at approximately 7 p.m., for the Tentative Preliminary Plat for Rockford Highlands VI.

On a motion by Commissioner Rasmussen, with support by Commissioner Hill, and carried by all, the Commission approved setting a Public Hearing for June 25, 2015, at approximately 7 p.m., for the Tentative Preliminary Plat for Heritage Park IV.

XIV. Findings of Fact. There were no Findings of Fact to approve.

VII. Old Business. There was no Old Business.

- X. **City Manager's Report.** City Manager Young provided an update on the proposed River Street Project and also stated that he was contacted by Aftech, a business located in the Industrial Park, who is interested in adding 20,000 S.F. to their facility.
- XI. **Miscellaneous Items.** There were no Miscellaneous Items.
- XII. **Adjournment.** The meeting adjourned at 8:20 p.m.