

Approved Jan 5, 2021

**City of Keego Harbor  
Planning Commission Virtual Meeting Minutes  
Tuesday December 1, 2020**

**CALL TO ORDER:** Chairman Yoder called the meeting to order at 7:01pm

**ROLL CALL:**

**Present:** Chairperson Yoder, Vice Chairman Santia, Mayor Pro Tem Fletcher, Commissioner Dillon, Commissioner Douglass, and Commissioner McCarthy

**Absent:** Commissioner Streng

*Motion to excuse Commissioner Streng by Vice Chairman Santia; seconded by Commissioner Dillon*  
*Roll Call Vote - Ayes: 6 Nays: 0 MOTION CARRIED*

**STAFF PRESENT:** Records Clerk Lori Gilman and City Planner Jason Smith

**APPROVAL OF AGENDA**

*Motion to approve the December 1, 2020 Planning Commission Virtual Meeting Agenda by Commissioner Dillon; seconded by Commissioner Douglass*  
*Roll Call Vote - Ayes: 6 Nays: 0 MOTION CARRIED*

**APPROVAL OF MINUTES**

*Motion to approve the November 4, 2020 Planning Commission Virtual Meeting Minutes by Vice Chairman Santia; seconded by Commissioner Douglass*  
*Roll Call Vote - Ayes: 6 Nays: 0 MOTION CARRIED*

**PUBLIC COMMENTS**

No one addressed the Commissioners

**NEW BUSINESS**

**Section 15.20 Temporary and Portable Building Uses and Structures – 3000 Orchard Lake Road, Rite Aid Temporary Storage Container**

Planner Smith indicated, the applicant Perry Drugs Store, Inc., Rite Aid #4477 is requesting approval for installation of a temporary storage structure. The proposed structure is regulated by the Keego Harbor Zoning Ordinance Section 15.20 Temporary and Portable Buildings, Uses and Structures. This section states:

*The Planning Commission may permit temporary buildings, structures, and uses for a period not to exceed six (6) months provided that all requirements and conditions relative to the type of structure and*

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*use, and timing and arrangements for termination and removal, are met. The Commission may require safeguards related to setbacks, screening, off-street parking considered necessary to protect the health, safety, welfare and comfort of inhabitants of the City. Further, the Commission may require site plan approval and performance guarantee as conditions of approval. Trucks, truck trailers, vans or other passenger vehicles shall not be used for storage, warehousing, retail sales or service or offices.*

Commissioners discussed the proposed storage container which is 20 feet x 8 feet x 8 feet (Planner Smith provided a photo). The applicant has placed the container at the west end of the parking lot and it occupies 4-5 parking spaces (Planner Smith provided an aerial exhibit). The applicant has stated that the storage container is temporary and will be removed in the spring of 2021. The storage container will contain seasonal holiday merchandise. Planner Smith explained there are no specific development standards or dimensional requirements for temporary storage containers contained within the Keego Harbor Zoning Ordinance. This proposal is at the Planning Commission's discretion and approval can be for a 6 month time period.

*Motion to approve temporary storage container at 3000 Orchard Lake Road, Rite Aid, until March 31, 2020 by Commissioner McCarthy; seconded by Mayor Pro Tem Fletcher*

*Roll Call Vote - Ayes: 6 Nays: 0 MOTION CARRIED*

#### **Article 14 Sign Ordinance Review and Discussion**

Planner Smith that the City's sign ordinance regulations must be content neutral. This could be determined as a violation of the First Amendment. Such laws generally regulate only the time, place, and manner of speech in contrast to content-based laws, which regulate speech based on content. The Commissioners need to review sign uniformity. This item will be a focus of both the Planning Commission and the Gibbs Steering Committee in 2021.

#### **Goals and Priorities for 2021**

Planner Smith will reach out to Planning Commissioners and City Council Members to ask for 3-5 items that should be a focus for the Planning Commission in 2021. This will be an agenda item for review at the January 5, 2021 Planning Commission meeting.

#### **ADJOURNMENT**

Chairman Yoder adjourned the meeting at 8:45pm

*Joel Yoder*

Joel Yoder (Feb 2, 2021 11:57 EST)

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Joel Yoder  
Chairman, Planning Commission

*Lori Gilman*

Lori Gilman (Feb 2, 2021 12:05 EST)

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Lori Gilman  
Keego Harbor, Records Clerk









# December 1 2020 PC Virtual Meeting Minutes

Final Audit Report

2021-02-02

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