

February 18, 2021
City Council Special Meeting

A special meeting of the Eaton Rapids City Council was conducted by electronic remote means (online and/or by phone) on February 18, 2021 at 5:30 pm. Due to public safety concerns resulting from the COVID-19 Pandemic, this meeting was conducted via Zoom Conferencing using Meeting ID 880 3414 0398.

Mayor Malewski called the meeting to order at 5:32 p.m.

Present were:

Mayor Malewski remotely from Eaton Rapids, Michigan
Councilwoman Colestock remotely from Eaton Rapids, Michigan
Councilwoman Politza remotely from Eaton Rapids, Michigan
Councilman Steele remotely from Eaton Rapids, Michigan
Councilman Wichman remotely from Lake George, Michigan

Also in attendance via audio/video were City Manager Desentz, City Clerk Boomer, Building Official Hummel, and City Attorney Harkness.

Colestock moved, Steele seconded, PASSED, to approve the agenda.

Public Comments: None

New Business:

City Manager Desentz provided for Council the background information for the housing development proposed by Lynn Ball. City ordinances do not allow for the development as proposed by Mr. Ball.

Lynn Ball reviewed the development proposal. He would like Council to approve the proposal.

Building Official Hummel advised Council how the proposal conflicts with City ordinances. He reviewed and discussed with Council zoning ordinances and the City's Master Plan. He added that the ordinance for subdivisions is not currently under review. He reviewed the process for Mr. Ball to seek variances to the ordinances.

City Attorney Harkness advised that zoning ordinance rewrites take time. He advised that Council has to look at how the proposal fits in the current ordinances.

Comments:

City Manager Desentz advised that he would reach out to Beckett and Raeder, the City's Planners, to look into a rewrite of the subdivision ordinance. He thanked everyone for their time and commented that he looks forward to moving forward through the proper steps.

Councilman Wichman commented that the City is handcuffed by old ordinances. He feels the City should help developers.

Councilwoman Colestock commented that the property in question was acquired by the City through a 425 Agreement and has just sat. She thinks the City needs to find ways to help development. She

advised that she has no conflict of interest in the project. She did disclose that her nephew is working with Mr. Ball on the project.

Councilman Steele thanked Mr. Ball for bringing the proposal to Council. He thanked Building Official Hummel for explaining the conflict with the ordinance. He commented that he welcomes the opportunity for growth, but that the City has to work within their ordinances.

Councilwoman Politza commented that she is thankful for the opportunity to learn more about development within the ordinances. She thanked Mayor Malewski for his input.

Building Official Hummel commented that he advised the City when he came on board that the zoning and Master Plan needed updates. The Master Plan has been updated and that part of the zoning ordinance is being rewritten now. He did advise that planners usually push for more density than the proposal is for.

Lynn Ball thanked Council for the opportunity to present to them and their consideration.

Ben Colestock thanked Council for the opportunity to meet with them.

Mayor Malewski commentated that he appreciated everyone's time listening to and reviewing the proposal. He agreed that a subdivision zoning rewrite is needed but the City cannot lose all control. He advised City Staff will move forward with review of the subdivision ordinance. He advised Mr. Ball that City Staff will work with him on the process to move forward through the proper steps.

Colestock moved, Steele seconded, PASSED, to adjourn.

The meeting adjourned at 7:17 p.m.

Paul Malewski, Mayor

Laura Boomer, City Clerk