

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
Tuesday, April 16, 2024 @ 6:00pm

The regular meeting of the Ithaca Planning Commission was called to order by Mayor Baublitz at 5:00pm, followed by the Pledge of Allegiance to the American Flag.

Present: Commissioners George Bailey, Jared Macha, Mary Beth Mates, Jerry Timmons, and Mayor Brett Baublitz

Absent: Richard Teal

Staff Present: City Manager Jamey Conn, City Clerk Cathy Cameron

Audience Present: Scott Nelson and Julie Hayes

Moved by Macha, second by Timmons to approve minutes of the regular meeting held January 9, 2024. Motion carried.

Public Comments

Mayor Baublitz asked for any public comments. There was none.

Unfinished Business

There was none.

New Business

Manager Conn presented a site plan review submitted by Beacon and Bridge Markets for development of vacant land neighboring their establishment at 1210 E Washington Road. The proposed development is for RV parking spaces (11), semi-truck parking spaces (48), future EV charging stations (6) and the addition of two diesel pumps with a 33' extension to the existing canopy. Improvements to the existing property are to add additional driveway access on the east side of the property, requesting that a power pole and fire hydrant be relocated. Discussion was held. Scott Nelson with Beacon and Bridge spoke on the proposed improvements and answered questions from the Commissioners. Mr. Nelson stated that the project may be split into two phases. Phase 1 being the RV parking spaces, diesel pumps with canopy and the new driveway access. Phase 2 being the semi-truck parking spaces and EV charging stations. Manager Conn stated that MDOT would have to authorize another driveway access. Consumers Energy relocating the power pole and the City of Ithaca relocating the fire hydrant would be at the expense of Beacon & Bridge. Mr. Nelson acknowledged and agreed to the relocation expenses being their obligation. Storm water improvements would be under the direction of the Gratiot County Drain Commissioner.

Moved by Timmons, second by Macha to approve the site plan as presented by Beacon & Bridge, with conditional authorization/approval from MDOT, Consumers Energy, City of Ithaca and Gratiot County Drain Commissioner as necessary. Motion carried.

Clerk Cameron presented the 2023 Annual PC & ZBA Report (*in compliance with the MI Planning Enabling Act*) for review.

Moved by Mates, second by Macha to approve the 2023 Annual PC & ZBA Report as submitted, authorizing Clerk Cameron to present it to the City Council for their approval. Motion carried.

Manger Conn presented the 2024-2030 Capital Improvement Plan for review. Discussion was held.

Moved by Timmons, second by Macha to approve the 2024-2030 Capital Improvement Plan, authorizing Clerk Cameron to present it to the City Council for their approval. Motion Carried.

Public Comments

There was none.

Moved by Macha, second by Mates to adjourn the meeting at 6:17pm. Motion carried.

Approved 6-11-2024

Cathy Cameron

Cathy Cameron, Recording Secretary