

**CITY OF BENTON HARBOR
PLANNING COMMISSION MEETING
LULA LEE COMMISSION CHAMBERS, 200 E. WALL STRET
February 1, 2022**

Present: Commissioners Ferguson, Hensel, Marshall, McGee, City Manager /
Commissioner Mitchell, and Chairman Reed.

Absent: Commissioners Henry (excused), Mayor Muhammad, Commissioner
Yarbrough (excused)

City Staff Present: Chief Code Compliance Officer Bruce, Community & Economic
Development Director Little, and City Clerk Moore.

The meeting was called to order at 1:03 p.m. by Chairman Reed.

AGENDA

Motion by Commissioner Hensel to amend the agenda, moving item 7b to item 6, supported by Commissioner Marshall, Motion approved on the following roll call vote. Yeas: Commissioners Hensel, McGee, Marshall, Mitchell, Fergusson, Chairman Reed. Nays: None, Members Absent: Commissioners Yarbrough, Henry, Mayor Muhammad.

PUBLIC COMMENTS - NONE

MEETING MINUTES

A motion was made by City Manager Mitchell, and supported by Commissioner Hensel to approve the Corrected Meeting Minutes of December 7, 2021. Motion carried on the following roll call vote. Yeas: Commissioners McGee, Mitchell, Hensel, Marshall, Ferguson, Chairman Reed. Nays: None. Absent: Commissioners Yarbrough, Henry, Mayor Muhammad.

A motion was made by Chairman Reed, and supported by City Manager Mitchell to approve the Meeting Minutes of January 4, 2022, amending to show Commissioner Marshall as excused. Motion carried on the following roll call vote: Yeas: Commissioners Hensel, Marshall, Mitchell, Ferguson, McGee, Chairman Reed. Nays: None. Absent: Mayor Muhammad, Commissioners Henry, Yarbrough.

NEW BUSINESS

Mona Livingston introduced Peter and Laura from Whitman on behalf of AEP.

Peter Siglow gave an update on the AEP Substation and presented an updated plan and schedule.

He clarified the following:

The pad construction taking place on March 15 is the pad for a truck that is like a mobile wastewater treatment.

There is temporary treatment of the ground water due to heavy metals.

Water is tested before and after treatment, it is permitted through EGLE.

Will try to fix any flooding as soon as they can.

AEP just found out that neighboring business on Main St experienced flooding. The team will have more clarification at the next meeting.

The pond area won't look like much of a pond, it will be dry most of the time and will get mowed once a year.

A different team is working with the transmission line at the station but it's mostly certain that the lattice towers will be going away.

The pad on the other side of Main St isn't landscaped, it will cross Main St and will look like a manhole structure and the water bubbles out and slowly rolls out over it and into the channel. It's a little more environmentally friendly way to discharge.

The portable station will still be on the property during construction and will be transported around the site.

OLD BUSINESS

MONTHLY ABSENCE REPORT OF MEMBERS

Chairman Reed stated that Commissioner Yarbrough and Commissioner Henry were excused.

UPDATE ON APARTMENT COMPLEX AT 170 RIVERVIEW DR

An update was sent via email right before the meeting. Clerk Moore will forward to Commissioners via email.

MASTER PLAN UPDATE

Chairman Reed indicated that he spoke with Paul Lippens with McKenna. He has made himself and his staff available for the end of February to beginning of March. He would like to meet to decide how to proceed going forward.

Chairman Reed reported that on December 14, 2021 city tours took place with Ward Commissioners. Upcoming, its' recommended to meet with those Commissioners that did not attend previous meetings and DDA and tour Ward 4 with Commissioner Clark-Griffin. Several stakeholders would like to be included as well. It was also indicated that he would like to begin advertising the intent of the Master Plan to the Public.

The Planning Commission is looking for members for an Advisory Committee. Commissioner Marshall stated that we should be looking at serious minded, forward thinking individuals, those that are concerned with the all around area. Commissioner Hensel suggests taking a look at citizens and members that serve on city boards. Chairman Lee agrees that knowledgeable individuals and need to use all the resources available for outreach.

The Planning Commission would like to have a joint meeting with the City Commission at their February 22nd meeting to discuss the process and again on March 7th to move forward with involvement. McKenna representatives will be available as well and a meeting with stakeholders will be scheduled afterwards.

COMMISSION / STAFF COMMENTS

Chairman Lee reminded the Commissioners that everyone is required to complete 4 hours of training annually per the bylaws and has asked all Commissioners to provide proof of any training or certificates earned.

MOTION TO ADJOURN

A motion was made by Chairman Reed and seconded by City Manager Mitchell to adjourn the meeting. Motion carried on the following roll call vote. Yeas: Commissioners Ferguson, Hensel, Marshall, McGee, Mitchell, Chairman Reed. Nays: None. Absent: Commissioners Henry, Yarbrough, Mayor Muhammad.

With no further comments, the meeting adjourned at 2:11 p.m.

Tiffany Moore, City Clerk

Lee Reed, Chairman