

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

Present: Commissioners Hensel, Marshall, McGee, City Manager Mitchell, Commissioner Yarbrough, Chairman Reed
Absent: Commissioners Ferguson (excused), Henry, Mayor Muhammad
City Staff Present: Building Inspector Snider, Chief Code Compliance Officer Bruce, Community & Economic Development Director Little, and City Clerk Moore.

The meeting was called to order at 5:32 p.m. by Chairman Reed.

AGENDA

A motion was made by City Manager Mitchell, and supported by Commissioner Marshall to approve the agenda as presented. Motion approved on the following roll call vote. Yeas: Commissioners Yarbrough, McGee, Hensel, City Manager Mitchell, Commissioner Marshall, Chairman Reed. Nays: None, Members Absent: Commissioners Henry, Ferguson, Mayor Muhammad.

MEETING MINUTES

A motion was made by Commissioner Yarbrough, and supported by Commissioner Marshall to approve the Meeting Minutes of October 5, 2021. Motion carried on the following roll call vote. Yeas: City Manager Mitchell, Commissioners McGee, Marshall, Yarbrough, Hensel, Chairman Reed. Nays: None. Absent: Commissioners Henry, Ferguson, Mayor Muhammad.

A motion was made by Commissioner Yarbrough, and supported by Commissioner McGee to approve the Meeting Minutes of February 1, 2022. Motion carried on the following roll call vote: Yeas: Commissioner McGee, City Manager Mitchell, Commissioners Hensel, Marshall, Yarbrough Chairman Reed. Nays: None. Absent: Commissioners Ferguson, Henry, Mayor Muhammad.

PUBLIC COMMENTS

Peter Colovos with Prairie Real Estate Group stated his recommendation for approving the plans as related to flooding of the property. Grading, Storm draining, ground water, and site layout is included in approval, what is not included in the approval is landscaping, fencing and the building on the property, those things more approval. He would like to see all the lattice towers replace with mono poles. Would like the Planning Commission to consider what is going to happen on 10th St relative to the curb and gutter, as well as the condition of the street in front of Wolfs.

NEW BUSINESS - NONE

OLD BUSINESS

MONTHLY ABSENCE REPORT OF MEMBERS

Chairman Reed stated that Commissioner Ferguson was excused.

SITE PLAN REVIEW – 300 W MAIN AEP POWER SUBSTATION

Pete Siglow with Wightman presented a site plan for approval. There was discussion regarding the site plan application and payments. Officer Bruce will look into the application submission to ensure the accounting is correct.

AEP is seeking approval to move forward with site grading and drainage plan and get feedback on architectural drawings.

He stated that they would like to get started with grading next month.

There was discussion on height of fence, Siglow stated a variance would be applied for if needed.

A motion was made by Commissioner Hensel, and supported by Commissioner McGee to approve the site plan for 300 W Main AEP Power Substation, with the condition that the documents for building, fence, sidewalk, etc. be presented previous to performing the work, and to provide monthly reports to the Commission. Motion approved on the following roll call vote. Yeas: City Manager Mitchell, Commissioners Marshall, McGee, Yarbrough, Hensel, Chairman Reed. Nays: None, Members Absent: Commissioners Ferguson, Henry, Mayor Muhammad.

170 RIVERVIEW DRIVE APARTMENT COMPLEX

In September 2021, plans were submitted and approved contingent on landscaping provisions, which were re-presented in October 2021, which was approved. Looking to remove the contingency.

A motion was made by Commissioner Hensel, and supported by Commissioner Yarbrough to remove the contingency of landscaping from the site plan as they have complied with the request. Motion approved on the following roll call vote. Yeas: City Manager Mitchell, Commissioners Marshall, McGee, Yarbrough, Hensel, Chairman Reed. Nays: None, Members Absent: Commissioners Ferguson, Henry, Mayor Muhammad.

Tim Drews with Abonmarche gave an update on the reconstruction of Riverview Dr.

A request will be submitted to narrow the street, get more greenspace and build a non-motorized connection on the apartment side of the road.

MASTER PLAN UPDATE

Chairman Reed indicated that Paul Lippens with McKenna will be available in the Chambers on March 7 from 6-7pm and will announce the kickoff of the Master Plan process at the Commission meeting on March 7, 2022.

COMMISSION / STAFF COMMENTS

Commissioner Marshall acknowledged City Commissioner Clark-Griffin, as her desire to be a good Commissioner is on display.

Chairman Reed recommended the Commissioners to give Clerk Moore their chosen training session so she can get them registered.

MOTION TO ADJOURN

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

With no further comments, the meeting adjourned at 6:26 p.m.

Tiffany Moore, City Clerk

Lee Reed, Chairman