

READING PLANNING COMMISSION

CITY OF READING, MI

April 19, 2021

The meeting was called to order at 7:00 p.m. by chair Betty Blount. The meeting was held remotely using Zoom. Members present were Betty Blount, Warren Bartels, Chad Penney, and Rebecca Matz. Absent were Chuck Hartshorn and Lacy George (excused). Also present were Kym Blythe, Ben Wheeler, and guest Derrick Bassage. Chad made a motion, seconded by Rebecca, to approve the February minutes. Motion carried 4-0. The agenda was accepted as presented with one addition to Old Business.

PUBLIC COMMENTS: None.

PUBLIC HEARING: Chad made a motion, seconded by Rebecca, to close the regular meeting at 7:05 and open a Public Hearing to consider exterior changes and proposed outside seating fencing at the Pizza Barn, 222 S. Main Street. This business is located at the south end of the Central Business District and the Downtown Historic Overlay District. Motion carried 4-0. Derrick Bassage addressed the proposals and concerns raised. The commission needed to review plans and see if they fit within the Historic Overlay regulations. As shown in the proposed drawings, the fenced seating area would not overlap the parking area (located on the north side of the building) and not extend out onto the sidewalk. Derrick said the fencing would allow for more security for kids separate from the parking area. Four outside tables are shown in the plan. The outside walk-up window would remain in the same spot. It would also probably be within the fenced area. A sign denoting parking for delivery services would hopefully limit public parking on the south side of the building and help keep delivery trucks out of the street as much as possible. There are no specific regulations as to fencing in the Downtown Historic Overlay District document.

The other proposal is to cover the exterior of the building with steel siding in a two-tone design, lower and upper, with gray shades in color. The use of steel siding is not specifically addressed in the Downtown Historic Overlay District regulations. There was some concern that granting the use of this could open its use in the brick structures of the downtown area. It was noted that using steel here is on a stand alone building at the south end away from the heart of the brick building structures. The building was also once a gas station.

With no further discussion, Warren made a motion, seconded by Rebecca, to close the Public Hearing at 7:20. Motion carried 4-0. Betty reopened the regular meeting.

NEW BUSINESS: Rebecca made a motion, seconded by Chad, to approve the two proposals for an outside fenced area for seating as shown and for installation of two-tone gray steel siding on the building. The motion passed on a roll call vote 4-0. It is to be noted that the steel siding was considered on a stand alone building at the edge of the district, to be reviewed each time if

proposed, and it does not necessarily preclude acceptance within the Downtown Historic Overlay District.

Our next regular meeting is scheduled for May 10, 2021.

OLD BUSINESS: Master Plan Adoption Process and Master Plan Draft—Ben shared that it is still within the formal Review Process and encouraged continued review of the document and passing along of any comments to him or the City.

Betty brought up an inquiry as to how the Canopy Structure situation was going. Kym shared that the City Council is continuing to review it. Chad also addressed some of the concerns around it. There are some in town that are being used for storage outside of the stated use regulations. There are some that have not had an application for setting up one. The City is continuing to resolve these situations.

PERMITS ISSUED: 2021-1 to Warner, 108 Lynn St., for a fence

2021-2 to June's Place, 429 N. Main St., for signs

2021-3 to Uphold, 112 Lynn St., for a fence

It is noted that Ben has specified the type of fences allowable as per regulations.

Derrick Bassage was welcomed as a new Planning Commission member as of the next May meeting.

Chad made a motion, seconded by Rebecca, to adjourn at 7:46. Motion carried 4-0.