

MINUTES
PLANNING COMMISSION
Monday, January 22, 2024 – 7:30 PM
25500 Gibraltar- Flat Rock City Hall

1. **CALL TO ORDER:** 7:31 pm
2. **PLEDGE OF ALLEGIANCE:** Completed by all parties.
3. **ROLL CALL OF MEMBERS:** Present: Chairman R. Smith, L. Bobcean, B. Noble, M. Ferguson and R. Smedley. Also, present Kari Rayl (Building Dept. Clerk), Brian Keesy (McKenna), and Jeremy Paul (resident).
4. **APPROVAL OF AGENDA:** January 22, 2024. Motion by L. Bobcean, supported by R. Smedley. Motion carried unanimously.
5. **APPROVAL OF MINUTES:** October 30, 2023. Motion by L. Bobcean, supported by B. Noble. Motion carried unanimously.
6. **PUBLIC COMMENT:** Jeremy Paul, resident interested in joining a committee in the city.
7. **PUBLIC HEARINGS:** None
8. **UNFINISHED BUSINESS:** Fence Ordinance Discussion- B. Keesy discusses council's concerns with proposed revision of ordinance.
 1. Fence materials- chain link fence does not need to be black vinyl coated; we should not regulate the color of chain link fence.
 2. Hedgerows- Fence permit not needed for shrubs in the rear.
 3. Shrubs planted as fence line, are planted with enough of a set back as not to be an issue for maintenance, in terms of being able to access the outside of hedgerow without going onto a neighbor's property. The commission discusses difficulty enforcing this as ordinance officer would be the only feasible way, as permit is not required.
 4. Exempting hedgerows from the height limitation- in the side and the rear we limit fence to 6' in height and they suggested to let it grow as tall as nature will let it. Ron Smith suggests reviewing ordinance again a revisit at next meeting. B. Keesy will update and make some recommendations. **Tabled until the next meeting.**
9. **NEW BUSINESS:**
 - a. Mayoral Comments- None, mayor was unable to attend the meeting.
 - b. Election of Officers- L. Bobcean nominates R. Smith as Chairman. R. Smith agrees. R. Smith nominates L. Bobcean to continue as Vice Chair. L. Bobcean agrees. R. Smedley agrees to continue as Secretary. Motion to retain current officers of Planning Commission by R. Smith supported by M. Ferguson. **Motion carried unanimously.**
 - c. Annual Planning Program and Report- **Tabled until next meeting.**
10. **PLANNERS CORNER:** Brian Keesey discusses McKenna full zoning ordinance review 8.20.2020. He has 16 pages of issues found in review. He does not suggest a full re-write of ordinance but to take a few of those items that will have the biggest impact, to review and accomplish this coming year. Brian will provide his recommendations with his annual planning report. L. Bobcean asks if B. Keesy knows of any new state requirements coming into effect. B. Keesy states end of 2023 the state did pass regulations that takes away local control for solar panels (+100 megawatts), wind turbines(+100 megawatts) and battery energy storage system (+200 megawatts). If it is a utility scale production facilities above so many megawatts, municipalities do not have the authority to regulate any longer.
11. **INFORMATION / CORRESPONDENCE:** None.
12. **PUBLIC COMMENT:** None.

13. **COMMISSIONER COMMENTS:** R. Smith mentions his discussion with Mayor Beller about his plan for the future. Moving forward we take a closer look at the master plan. Also states term limits are not our issue to solve. Mayor will make sure people on commissions and committees will be reappointed.
14. **LATE CORRESPONDENCE:** None.
15. **ADJOURNMENT:** Motioned to adjourn at 8:25 p.m. by M. Ferguson supported by R. Smedley. **Motion carried unanimously**

RON SMITH, CHAIRMAN

ROBERT SMEDLEY, SECRETARY