

**OFFICIAL PROCEEDINGS OF THE  
CITY COMMISSION OF THE  
CITY OF SCOTTVILLE, MICHIGAN**

The 1392<sup>nd</sup> Regular Commission Meeting of the Scottville City Commission was held on December 19, 2016 and called to order at 5:30 p.m. by Mayor Krieger.

Roll Call was taken with the following members present:

Commissioners	Leon Begue Sally Cole Tom Donald Connie Duncil Bruce Krieger Sue Petipren Marcy M. Spencer
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Also in attendance were City Manager Williams, Clerk Howe, Officer Babinec, Treasurer Shafer-Headworth and Attorney Thompson.

**APPROVAL OF THE MINUTES**

Motion, by Begue and seconded by Spencer, to approve the 1391<sup>st</sup> Regular Meeting Minutes. Motion carried.

**APPROVAL OF THE BILLS**

Motion, by Duncil and seconded by Begue, to approve the bills in the amount of \$59,007.48. Motion carried.

**HEARING OF THE CITIZENS**

Chad Nelson was upset that none of the side streets and only the major streets were plowed on Sunday.

Williams stated the procedure at City Hall is whichever police officer is working the night shift, that officer is responsible for calling in the DPW if it is snowing. On this particular day, the snow came in after the police officer finished his shift and, therefore, he did not notify the DPW crew. By the time the employees discovered the amount of snow that was received, it was too late in the day to plow the local streets because there was too much traffic to do the plowing in a safe and effective way.

Roy Holden noted several people had not shoveled their sidewalks in the business district on Sunday.

Williams stated the way the snow removal ordinance is written is property owners have up to 24 hours after a snowfall to clear their sidewalks, so their deadline would have been on Monday.

Mark Pehrson asked when he would be allowed to speak regarding his variance request for ground floor residential apartments in the business district.

Krieger stated he can speak under the public comments section of the public hearing.

### **COMMUNICATIONS**

None.

### **PUBLIC HEARING**

Motion, by Spencer and seconded by Begue, to close the Regular Commission meeting and open the Public Hearing for the purpose of discussing a variance request. Motion carried.

Mark Pehrson, who owns property in the central business district, has filed a variance request to allow for a ground floor apartment in his building located at 133 South Main Street. After trying to rent out the commercial space for over a year without any luck, Mr. Pehrson converted the office to an apartment, which is in violation of the City's zoning ordinance. The ordinance only allows for second story residential apartments. On December 6 during a regular scheduled Planning Commission meeting this issue was brought up for discussion and ultimately the Planning Commission's recommendation was to deny Mr. Pehrson's variance request. Normally there is not a problem with the City Commission receiving a recommendation from the Planning Commission, but in this case this issue was not an agenda item and Mr. Pehrson was not given a chance to present his side of the story so in fairness to everyone involved, Thompson is recommending the Zoning Board of Appeals not act on the request that night, but send it back to the Planning Commission so it can be placed on their agenda and then Mr. Pehrson will have a chance to speak and answer questions. Thompson noted there is another property owner who is in violation of the same ordinance and even though that person has not filed a variance request their situation will be addressed in the same way once the outcome of Mr. Pehrson's request is known. It was a unanimous decision of the ZBA to allow those people in

the audience to speak that night about this issue so they do not have to return to the rescheduled meeting.

Roy Holden is against ground floor apartments because he wants to see the downtown grow, but if it is allowed he will consider turning his properties into rental units because he can make more money.

Erin Doan has done research about this issue and has found some communities across the country are allowing this to be done and it has been successful and he will support whatever the ZBA decides to do.

Mark Pehrson noted the changes he made to convert his building from an office to an apartment is not permanent and can very easily be reconverted back to an office if he were to find a new tenant.

Roy Holden suggested maybe changing the zoning ordinance to allow ground floor apartments in a certain percentage of the business district.

Motion, by Begue and seconded by Donald, to send the variance request back to the Planning Commission for further discussion and a recommendation. Motion carried.

Williams noted the Planning Commission will discuss this at their February 7<sup>th</sup> meeting and then the issue will be placed on the agenda for the February 20<sup>th</sup> Commission Meeting.

Motion, by Spencer and seconded by Duncil, to close the Public Hearing and re-convene the regular Commission Meeting. Motion carried.

## **REPORTS CITY MANAGER**

Williams reminded everyone that the week of December 25 and January 1, refuse service will be delayed one day due to the holidays. Starting in January, residents will be allowed to place one free bulky item out for pickup the first week of each month.

Williams noted City Hall will be close the following days for the upcoming holidays: December 23, 26, 30 and January 2. Anyone who would like to claim their property taxes on their income taxes for the year 2016 can place their check and tax bill in the night drop box before 7:00 a.m. on January 3.

## **CITY ATTORNEY**

Thompson stated he has been working on the variance request from Mr. Pehrson.

## **POLICE DEPARTMENT**

No reports were available.

## **TREASURER'S REPORT**

Shafer-Headworth stated the monthly financial reports were submitted for review.

## **DDA REPORT**

Williams stated the Mason County Family Event's organization has stepped up and they will take over the organization and planning of the Harvest Festival. They currently have a 501C3 status, which will be beneficial when making plans for the festival. The members are already actively fundraising for the event. Whether there will be a carnival this year is still up in the air.

## **ADDITIONS AND DELETIONS TO THE AGENDA**

None.

## **OLD BUSINESS**

Fabian Knizacky, Mason County Administrator, asked that the Scottville City Commission approve an amendment to the Mason County Solid Waste Management Plan that would allow refuse from Mason County to be sent to Wexford County for disposal. Motion, by Cole and seconded by Spencer, to approve the amendment. Motion carried.

Dennis Dunlap of Westshore Consulting explained a computer program called PAVER, which after taking street samples and computing a Pavement Condition Index, the program can recognize the different distresses and can design a year-by-year maintenance plan for the City's streets that will save money and provide the best cared for and well maintained streets that is possible. Begue stated since the completion of the sewer project there has been a problem with some sewer lateral lines heaving and then sinking under certain weather conditions and asked if the program would be able to identify these problem areas and offer an efficient solution to repair the area. Mr. Dunlap replied that it would. Krieger asked that this issue be placed on the agenda for their January

meeting. Spencer suggested the issue be sent to the Infrastructure Committee for their recommendation.

### **NEW BUSINESS**

Motion, by Begue and seconded by Cole, to approve the 2017 City Commission Meeting Dates. Motion carried. Due to the New Year's holiday in January, meetings will be rescheduled for the 2<sup>nd</sup> and 4<sup>th</sup> Mondays and in September due to the Labor Day holiday, the meeting will be held on Tuesday, September 5<sup>th</sup>. All other meetings will be held on the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of each month starting at 5:30 p.m.

Motion, by Spencer and seconded by Duncil, to approve the 2017 Planning Commission Meeting Dates. Motion carried. They will meet the first Tuesday of each month at 5:30 p.m. with the exception of July and September, which they will meet on the 2<sup>nd</sup> Tuesday.

Motion, by Spencer and seconded by Duncil, to approve the 2017 DDA Board Meeting Dates. Motion carried. They will meet the 2<sup>nd</sup> Wednesday of each month at 8:00 a.m.

Motion, by Spencer and seconded by Cole, to approve the 2017 Parks and Recreation Board Meeting Dates. Motion carried. They meet the second Monday of each month at 6:00 a.m. except in January and December.

### **HEARING OF THE CITIZENS**

None.

### **COMMISSIONERS REPORTS AND COMMENTS**

Petipren asked if MCC Schools could be contacted and see if they can reroute their buses to use the Johnson Road driveway for entering and departing the school property. This would help alleviate the problem of the wear and tear the buses cause on the streets in the northwest portion of the City. Williams stated she would address this issue with the superintendent and transportation director.

Petipren noted the car club she belongs to recently donated money to the Harvest Festival fund.

Krieger assigned the following Commissioners as chairpersons of their standing committees:

Finance – Spencer

Building/Grounds & Public Safety – Cole  
Charter – Begue  
Infrastructure – Krieger  
Personnel – Spencer  
Parks and Recreation – Donald  
Ordinance - Spencer

**ADJOURN**

It was moved by Spencer seconded by Donald to adjourn. So carried at 6:39 p.m.

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Bruce Krieger, Mayor

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Deborah A. Howe, Clerk