

CITY OF CASEVILLE
PLANNING COMMISSION MEETING

July 06, 2017 6:30 p.m.

Members present: Chairman David Havrilla, Patricia Des Jardins, Teresa Calkins, Deb Estep, Joanne Vander Meulen, Ken Rathje and Jamie Learman

Also present: Terry Kelly, Zoning Admin., Dena Withey, Secretary

MOTION was made by Rathje and second by Estep to approve the minutes of the April 5, 2017 meeting, all ayes, motion carried.

Business at Hand

Robert Moomaw, spokesperson for the Riverside Roadhouse, had available for viewing large concept drawings of the new restaurant (previous bar destroyed by fire in 2016). He explained in detail the layout of the interior and outside of the building. He stated that they are currently working with the DEQ on a seawall. The plan is for a two story building with an open rooftop deck on the front half of the second story. There will be a basement under the back half of the building. There is 150 ft. of river frontage for boats to dock. The drawing shows seating for 203 persons. There is not adequate parking on the property (only 9 spots on drawing), but the members felt there is enough parking throughout town for the restaurant. The project will have to go to the Zoning Board of Appeals to get a variance for the parking requirements. The current ordinance, 1280.02C7, states that this project would need 77 spots. Learman stated that the current parking ordinance needs to be reviewed and updated to a more reasonable requirement, the members agreed. It was generally agreed that Caseville is a “walking” City and people are accustomed to parking some distance from destinations.

MOTION was made by Learman and second by Des Jardins to approve the concept and use of land for a restaurant with seating more than 150 person. This matter shall be referred to the ZBOA to address parking, all ayes, motion carried.

Zoning Administrator Updates

Kelly stated that if/when the parking variance is obtained, the next step will be to get a building permit.

Public Comments

Several comments from the public were made, all in favor of the new restaurant and agreed that the current parking ordinance needs updating. Steve Louwers, Chamber President, offered to do a ribbon cutting ceremony when the project is completed.

Member Comments

Havrilla – agreed that the parking requirements need to be reviewed.

Vander Meulen – commented on parking.

Rathje – wished best of luck on project.

Estep – introduced herself as a councilperson, and stated that the council is pro-business.

Des Jardins – informed the public of the Labor Day Bridge Walk.

MOTION was made by Rathje and second by Estep to adjourn the meeting at 7:21 p.m.