

**MINUTES**  
**PLANNING COMMISSION**  
**Monday, February 28, 2022 – 7:30 PM**  
**25500 Gibraltar- Flat Rock City Hall**

1. **CALL TO ORDER:** 7:30 pm
2. **PLEDGE OF ALLEGIANCE:** Completed by all parties.
3. **ROLL CALL OF MEMBERS:** Present: Chairman R. Smith, L. Bobcean, B. Smedley and B. Noble and A. Racisz. Also, present B. Keeseey of McKenna and Associates, Building Deputy Chief Mike Dalton and Building Director Jeff Kemp Jr. Motion by L. Bobcean to excuse absent commissioners, supported by B. Smedley. Motion carried unanimously.
4. **APPROVAL OF AGENDA:** February 28, 2022. Motion by L. Bobcean, supported by B. Smedley. Motion carried unanimously.
5. **APPROVAL OF MINUTES:** January 24, 2022. Motion by L. Bobcean, supported by A. Racisz. Motion carried unanimously.
6. **PUBLIC COMMENT:** None.
7. **PUBLIC HEARINGS:** None.
8. **UNFINISHED BUSINESS:**
  - a) Solar and Wind Ordinance
    - B. Keeseey- Beginning of last year this was brought to our attention because there is no ordinance for roof and ground mounted solar panels that people were adding to their homes. We will be revisiting this since we shifted gears to food trucks.
  - b) Food Truck Ordinance Draft
    - B. Keeseey addressed some of the questions he had for the commissioners regarding the revisions of the draft they proposed. The DDA had some concerns about businesses having to pay property taxes and that it would be unfair.
    - After further discussion the commission agreed to put the following revisions in the draft:
      - A 100ft set back from a brick-and-mortar restaurant and/or building.
      - The operating time should be over a seven-day week.
      - 10 pm ending operation time, with an exemption to City events.
      - Address electrical concerns through the Fire Chiefs safety list.
9. **NEW BUSINESS:**
  - a&b) 2022 Work Plan and 2021 Planning Commission Review
    - Motion by L. Bobcean to send onto City Council for approval. Supported by A. Racisz. Motion carried unanimously.
  - c) Master Plan Review/Discussion
    - Discussion surrounding updating the Future Use land map. A notification of intent to surrounding communities will need to go out.
    - A. Racisz- We should address parking and lighting in parking lots.

Commissioners also discussed the need for more cross walks along Huron River Drive.

d) Elected Officials and Board Members Code of Ethics Acceptance and Oath

All members agreed to sign the oath after the meeting to submit to the Clerks office.

**10. PLANNERS CORNER:** None.

**11. INFORMATION / CORRESPONDENCE:** None.

**12.**

**13. PUBLIC COMMENT:** None.

**14. COMMISSIONER COMMENTS:** R. Smith officially welcomed the new Building Director Jeff Kemp. L. Bobcean congratulated R. Smith for entering the Flat Rock Hall of Fame.

**15. LATE CORRESPONDENCE:** None.

**16. ADJOURNMENT:** R. Smith motioned to adjourn, supported by B. Smedley. Motion carried unanimously at 8:46 pm.

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RON SMITH, CHAIRMAN

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ROBERT SMEDLEY, SECRETARY