

Village of Millington
Joint Meeting between Village Council, Planning Commission and DDA
Monday, January 27, 2020

Roll Call

Present - Council: Bassett, Bonadurer, Beam, Maxfield, Reinert, Slough

Planning Commission: Nesbitt, Koeltzow, Maxfield, Reinert,
R.Wager, Bonadurer, T.Wager

Zoning Administrator: Bassett.Jeff

DDA: G.Reinert, R. Watkins

Absent: Council: Germain
Planning Commission: Dean, Bremer
DDA: Wood, Prell, C.Reinert, Draper, Duesbout, Holtsberry

Attending: Long

Others: Dawn Pavelka

Call to Order:

The meeting was called to order by President Reinert in the Village Council Chambers at 6:00 p.m.

1. Opening Remarks - Gailan

President Reinert thanked everyone for attending and thanked them all for their service on their respective boards. He discussed that we are striving towards improving the village and the schools.

2. EDC Director – Steve Erickson

Mr. Erickson was not in attendance but President Reinert talked about Steve’s role in the EDC and how we are working with them to become certified in the Redevelopment Ready Community Program.

3. Zoning Administrator – Jeff Bassett

Mr. Bassett discussed his role as the zoning administrator and talked about dealing primarily with setbacks, building types and new construction. He also deals with the zoning ordinances and regular ordinances when necessary. He handles zoning and other permits and fields a lot of calls about the zoning of properties from real estate agents.

4. Planning Commission Chair – Theron Nesbitt

President Reinert discussed the qualifications and duties of the Planning Commission members. Mr. Nesbitt, who is new to being the chairperson of the Planning Commission, expressed his interest in revitalizing the Village. He explained that the past year on the Planning Commission has been spent working with Steve Erickson on the RRC program and what they want to do in the Master Plan. He expressed that the Planning Commission will continue to work on getting new businesses in town.

5. DDA Chair – Pat Wood (could not attend)

President Reinert discussed the qualifications and duties of the Downtown Development Authority. He explained that several years ago the DDA received a grant to be used to buy equipment for businesses and lease the equipment to the businesses at a very low interest rate. Currently there is only one business using this opportunity and the DDA has \$58,400 available if any businesses are interested. Mr. Watkins talked about the success of the lease program. President Reinert discussed the streetscape project and working on doing a beautification façade project. All American Animal House is working on grants with the EDC to redo their building and the upstairs apartments.

6. RRC Program

The Redevelopment Ready Community Program certifies communities that integrate transparency, predictability and efficiency into their daily development practices. It was discussed that once we are certified that there may be more grant money available to the Village.

7. Highlights of Events/Projects Happening in Village

Roadwork – *Main Street (from State St to railroad tracks, Beckwith Street (from State to cemetery), Blocher Street (from Beckwith to Main Street), Fulmer Road (from Main to Worth St); cost \$274,644.00*

Water Tower Repairs/Repainting - *\$304,000, it was discussed about taking a survey when it gets closer to determine if the water tower will stay yellow with the smiley face or we go to something different.*

New Christmas Decorations – *discussed that new decorations needed to start being purchased since the bulbs in the current decorations are now obsolete.*

Industrial park – *discussed that a gentleman from the Amish community wants to purchase 2 lots in industrial park for an injection molding business, with a first right of refusal on a 3rd lot.*

Old Fairway store – which is now Memories and More is doing very well and was packed last weekend which brought a lot of people to town. He would also like to have a car show every other weekend during the summer which would also bring lots of new folks to town. We will support him in his efforts.

Millington-Arbela Historical Society will be putting on an addition if their grant goes thru.

Bike racks throughout town were discussed to encourage folks coming off the Southern Links trail-way to visit town and visit the stores and restaurants.

8. What would residents like to see in the village?

The group discussed what they felt were the most important things that residents would like to see in the Village.

A full grocery store was felt to be the most important. The EDC and Chamber previously sent a letter to ALDI's requesting that they look at Millington for a store, but they replied that at this time they had too many other commitments. We will keep looking for a store that would like to branch out into our community.

A senior housing/assisted living complex was felt to be the next item. We have a few properties large enough to house such a complex and we will send letters to the owners of those properties to see what their intentions are for those properties.

The members also discussed the possibility of widening of roads to allow for bike traffic but we are unsure if this is feasible since residents did not want curb and gutter because they would lose the parking.

9. Setting goals for future projects

Do we want to keep the historical/old town atmosphere or just concentrate on filling vacant buildings even if that means demolishing old buildings and putting up new? If this happens, do we want to establish guidelines to encourage different, yet similar colors or styles? Look at Traverse City and see what their ordinances say about "old town look".

Look into the property on southeast side of M15 to see what the new owners' intentions are. This is the main parcel that is large enough for an assisted living facility or senior housing. Well Spring is currently doing one in Frankenmuth.

10. Schedule any joint meetings to collaborate on above projects

No additional meetings were scheduled at this time, but everyone is fully on board with collaborating with the different boards to achieve our goals.

11. Training

Mrs. Long reminded everyone that if they want to take a course that requires funding, to please get that information to her before February 21st so it can be put in the budget.

12. Closing Remarks

Barb Maxfield discussed tiny homes. Kaylene Long addressed that it is part of the RRC program to allow for alternative housing.

Ted Wager asked if there was any way to lower the speed limit thru town, the fear of the Amish crossing M15 with their horse and buggies has everyone concerned. It is believed that MDOT would have to do a study of traffic flow and based on that could either lower it, or actually raise it depending on their findings. Putting up a speed sign was also discussed.

Adjournment:

Maxfield moved, Bassett seconded **PASSED** the motion to adjourn the meeting at 7:21 p.m.

The next Regular Council Meeting will be on February 10, 2020 at 6:00 p.m.

The next Regular DDA Meeting will be on February 12, 2020 at 7:00 p.m.

The next Regular Planning Commission Meeting will be on February 18, 2020 at 6:00 p.m.

Respectfully submitted,
Kaylene Long, Village Clerk