

CITY OF ST. JOHNS
CITY COMMISSION MINUTES
SPECIAL MEETING
SEPTEMBER 12, 2023

The special meeting of the St. Johns City Commission was called to order by Mayor Dzurka at 5:30 p.m. at the St. Johns Police Department, 409 South Whittemore Street, St. Johns, Michigan.

COMMISSIONERS PRESENT: Eric Hufnagel, Jean Ruestman, Brad Gurski, Scott Dzurka, Chris Hyzer

COMMISSIONERS ABSENT: None

STAFF PRESENT: Chad Gamble, City Manager; Mindy J. Seavey, City Clerk; Kristina Kinde, Treasurer; Justin Smith, Director of Public Services

Approval of Agenda

Motion by Commissioner Hyzer seconded by Commissioner Hufnagel that the city commission approve the agenda as presented.

YEA: Hufnagel, Ruestman, Gurski, Dzurka, Hyzer

NAY: None

Motion carried.

Public Comment

There were no public comments.

Resolution #28-2023 to Adopt an Ordinance to Amend the City's Zoning Ordinance to Conditionally Rezone Property

City Manager Gamble said this has been through the planning commission and first reading in regards to rezoning with the conditions as noted at your prior commission meeting. He said the recommendation is that the city grant final approval. He said at our last meeting, there was an agreement for the 66 housing units and there would be 1.15 parking spaces per unit on private property. He said the developer was agreeable to this.

Mayor Dzurka said this is also known as the FC Mason site.

**CITY COMMISSION MINUTES
SPECIAL MEETING**

SEPTEMBER 12, 2023

PAGE 2

Motion by Commissioner Gurski seconded by Commissioner Hyzer that the city commission adopt Resolution #28-2023 to Adopt an Ordinance to Amend the City's Zoning Ordinance to Conditionally Rezone Property.

YEA: Hufnagel, Ruestman, Gurski, Dzurka, Hyzer

NAY: None

Motion carried.

301 N. Oakland – Special Land Use in CBD (Central Business District)

City Manager Gamble said the special land use was required because of the height restriction in CBD (Central Business District). He said CBD has a maximum height of 35' and the proposed construction will exceed the limit by 2' with a total height of 37'. He said the recommendation is that the commission approve this special land use.

There was a discussion of:

- The developer wanted to make sure he had this in place since he knew he was going to be close.
- The height of the existing building on the property.
- New building would have a pitched roof.
- There were no concerns issued by neighbors regarding the height of the building.

Motion by Commissioner Ruestman seconded by Commissioner Gurski that the city commission approve the special land use in the CBD at 301 North Oakland.

YEA: Hufnagel, Ruestman, Gurski, Dzurka, Hyzer

NAY: None

Motion carried.

Adjournment

Motion by Commissioner Hyzer seconded by Commissioner Gurski that the meeting be adjourned.

YEA: Hufnagel, Ruestman, Gurski, Dzurka, Hyzer

NAY: None

Motion carried.

The meeting was adjourned at 5:37 p.m.