



MEMORANDUM

TO: Planning Commission Members

FROM: Gregg Guetschow, City Manager

SUBJECT: Planning Commission Agenda Information

DATE: August 29, 2014

The majority of the items on the Planning Commission's September 2 agenda involve possible amendments to the zoning ordinance. The topics included are:

Lot Coverage Requirements. This matter was brought to the Commission's attention during the August meeting by Mr. Larry Sanders. The current lot coverage standards limit the size of the garage that he can construct. The Commission considered either eliminating open decks from the definition of structures included when calculating lot coverage or increasing from 30% to 40% the amount of lot coverage. A motion related to the latter failed to gain sufficient support for passage. It was determined to revisit the issue at this meeting.

Accessory Building Height Limitations. This matter was brought to the Commission by Dr. Fred Darin. The Planning Commission indicated initial support for an ordinance amendment that would address his circumstance. City Council has conducted a first reading of the proposed ordinance amendment and asked the Planning Commission to conduct a public hearing.

Mixed Use Overlay Zone. This matter was also discussed during the August meeting and has moved forward for a public hearing on the proposed language. We were requested to provide examples of mixed use developments. One with which I am familiar is Woodard Station Lofts in Owosso (woodardstation.com). This is an outstanding example, in my

opinion, of how a mixed use concept can transform an obsolete industrial property into commercial, office and residential space. In addition, a Google search of mixed use in East Lansing and Lansing returned several results offering examples of how the mixed use concept is being applied in some neighboring communities.

Zoning Board of Appeals. A separate memorandum is included in your agenda packet related to this matter.