

**PLANNING COMMISSION MINUTES**

**Regular Meeting**

**August 12, 2014**

**CALL TO ORDER:** The August 12, 2014 Planning Commission meeting was called to order by Chairman Robinette at 7:05 p.m.

**PRESENT:** Commissioners Bahmer, Johnston, Newhouse, Rosier, Chairman Robinette.

**ABSENT:** Commissioners Snyder, Johnson and Brummette.

**ALSO PRESENT:** City Manager Guetschow and City Clerk Terpstra.

**APPROVAL OF MINUTES OF JUNE 3, 2014:** Motion by Commissioner Newhouse, second by Johnstone to approve the Planning Commission minutes of June 3, 2014, as presented. Carried. 5 Yeas. 0 Nays.

**APPROVAL OF AGENDA:** Motion by Commissioner Rosier, second by Bahmer, to approve the agenda as presented. 5 Yeas. 0 Nays.

**EARLY PUBLIC COMMENT:** None.

**NEW BUSINESS:**

**A. LARRY SANDERS – DISCUSSION LOT COVERAGE STANDARDS:**

Larry Sanders, owner of 320 Johnson, stated that he would like to build a new garage 24' x 30'. When he came to get a permit he found out that he could not build that size due to lot coverage issues. He is requesting that the maximum lot

coverage of 30% be changed to a maximum of 40%.

Discussion was held among boardmembers on the impacts of changing the lot coverage standards in the ordinance.

**Motion by Commissioner Bahmer, second by Rosier to change the standard lot coverage from 30% maximum to 40% maximum. Denied. 4 Yeas. 1 Nay (Robinette)**

Discussion was held by boardmembers and they concluded that they need more information to make a decision on this. They would like staff to present potential impacts, city engineer concerns etc. and report to the next meeting.

**B. DISCUSSION ON MIXED USE ZONING CLASSIFICATION:**

City Manager Guetschow explained the concept of the proposed mixed use zoning/overlay zone. This is done to grant flexibility for a combination of uses. This type of zoning is becoming popular in older industrial areas. This would create more freedom while still protecting surrounding neighborhoods.

Discussion was held on uses for mixed use zoning.

**C. RECOMMENDATION TO COUNCIL ON MIXED USE ZONING CLASSIFICATION:**

**Motion by Commissioner Newhouse, second by Johnstone to recommend Mixed Use Zoning Classification Ordinance to City Council for first reading on August 25, 2014 and to set Public Hearing for September 2, 2014. Carried. 5 Yeas. 0 Nays.**

Discussion was held and staff was directed to present examples of mixed use zoning at the next meeting.

**D. LETTER FROM FREDERICK DARIN REGARDING ACCESSORY BUILDINGS:**

City Manager Guetschow presented drawings to the board as Mr. Darin is out of town. He explained that Mr. Darin would like to build a building with a higher door height than what is allowed in the current ordinance. The property drops off in the back of his house, therefore creating a hardship. Discussion was held on other places in town that this may apply.

**E. DISCUSSION ON ACCESSORY BUILDING HEIGHT TEXT AMENDMENT:**

Boardmembers discussed the impact of a change to the text amendment for building height.

**F. RECOMMENDATION ON ACCESSORY BUILDING HEIGHT TEXT AMENDMENT:**

**Motion by Commissioner Bahmer, second by Newhouse to recommend Accessory Building Height Text Amendment to City Council for first reading on August 25, 2014 and recommendation to set Public Hearing for September 2, 2014. Carried. 5 Yeas. 0 Nays.**

**G. DISCUSSION ON MASTER PLAN CHAPTER 10:**

Tabled to next meeting.

**REPORTS, COMMENTS, CORRESPONDENCE:**

**A. SIGN COMMITTEE REPORT:** No Report

**B. STAFF REPORTS:** City Manager Guetschow reported that construction is underway at the O'Reilly Auto Parts Store in the Charlotte Plaza.

City Manager Guetschow stated that a good example of Mixed Use Zoning would be the Wrought Iron Grill in Owosso, MI for anyone interested in seeing how that works. This is a three story brick building that has many different uses in it.

Boardmember Rosier questioned the weeds on the property by the Condos off Foote Street. City Manager Guetschow explained that the area there is not platted, therefore does not fall under the same standards that the regular noxious weed ordinance covers.

**PUBLIC COMMENT:** None

There being no further business, the meeting was adjourned at 8:59 p.m.

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Ginger Terpstra, City Clerk