City of Keego Harbor Special Planning Commission Meeting Minutes Thursday April 11, 2019

CALL TO ORDER: Chairman Yoder called the meeting to order at 7:00pm

ROLL CALL:

Present:

Chairperson Yoder, Mayor Fletcher, Commissioners Ash, Dillon, McCarthy, and

Reising

Motion to excuse Vice Chairman Santia by Commissioner McCarthy; seconded by Dillon

Aves: 5

Navs: 0

Motion Carried

Commissioner Ash arrived to the meeting 7:40 pm

STAFF PRESENT: City Manager Jered Ottenwess, Clerk Tammy Bleashka, and City Planner Jason Smith, Wade Trim.

APPROVAL OF AGENDA

Motion to approve the April 11, 2019 Agenda as presented by Commissioner Dillon; seconded by Commissioner McCarthy

Ayes: 5

Nays: 0

Motion Carried

APPROVAL OF MINUTES

Motion to approve March 7, 2019 Meeting Minutes by Commissioner Dillon; seconded by

Commissioner Reising

Ayes: 5

Nays: 0

Motion Carried

PUBLIC COMMENTS

No Public Comments

NEW BUSINESS

Appointment of Architectural Review Committee

Motion to appoint Gino Santia as the standing member for one year by Commissioner

McCarthy; seconded by Commissioner Reising

Aves: 5

Navs: 0

Motion Carried

Motion to appoint Commissioners Dillion, McCarthy Reising and Yoder as alternates to the Architectural Review Committee by Mayor Fletcher; seconded by Commissioner Dillon

Ayes: 5

Nays: 0

Motion Carried

The alternate position will be filled with one alternate when the committee meets.

Appointment of Liaison to Zoning Board of Appeals

Motion to table until the May 2019 meeting by Commissioner McCarthy; seconded by

Commissioner Reising

Ayes: 5

Nays: 0

Motion Carried

Revised 2019 Meeting Schedule

Motion to accept the amended 2019 Planning Commission Meeting Dates by Mayor Fletcher; seconded by Commissioner Dillion

Ayes: 5

Nays: 0

Motion carried

OLD BUSINESS

Residential Parking

The Planning Commission discussed Residential Parking which is one of the 2019 priority goals. Notes of what was discussed below:

Dimensions

- How big is a parallel and perpendicular space on a 33-foot lot, 40-foot lot, 50-foot lot, and 60-foot lot? Show figures.
- Propose a sliding scale or flexibility.
- If you can provide a 40-foot deep driveway then the property should follow existing driveway requirements.
- Make exceptions for those who cannot park on the side or back of their property.
- Enforcement of Parking. What can we enforce?

Show diagrams:

- a) Up to 12-foot-wide and at least 40 feet deep. Perpendicular to road. If not,
- b) Up to 20-foot-wide and 20-foot-deep pad. No closer than 8 feet to the house. 1-foot side setback. If not,
- c) One space perpendicular and one space parallel to road. Perpendicular space is 10 feet by 20-feet, connected to parallel space that is 10 feet by 20 feet. 1-foot side setback. If not,
- d) Zoning Board of Appeals

Materials

- Allow pervious surface (gravel, ½ inch diameter, 21AA?)
- Allow for greenbelt (side yard setback?)
- Look at Linden ordinance for details on material.
- Require hard edging when gravel or crushed stone is used (Not plastic, not wood)
- New construction must use existing driveway ordinance.
- Incorporate inspections of depth of base and surface materials during construction of driveway
- Check legality of forcing people to comply with new ordinance. Get memo from Tom Ryan addressing any legal issues with Section 19-176(d) and R-O-W issues. (Jered to contact Tom on this issue
- Explore and potentially encourage alternative permeable surfaces. City can encourage surfaces like porous concrete and pervious pavers.
- Ensure that roadside swales "ditches" are not filled in or do culverts. Section 19-176 has requirements for culverts.

· Look at color of driveways.

Planning Commission directed Planner Smith to draft ordinance language for consideration of the May Planning Commission meeting.

ADJOURNMENT

Chairman Yoder adjourned the meeting at 9:30pm.

Joel Yoder

Chairman, Planning Commission

Tammy Bleashka

Keego Harbor its, Clerk

