

**City of Keego Harbor  
Planning Commission Meeting Minutes  
Thursday, April 27, 2023**

**CALL THE MEETING TO ORDER**

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

**ROLL CALL**

**Present:** Chairman Yoder, Vice Chairperson Streng, Council Member Shimansky, Commissioner Emerling, Commissioner Meabrod and Commissioner Douglass and Secretary Gino Santia

**STAFF PRESENT:** City Manager / City Clerk Tammy Neeb, City Planner Joe Tangari

*Motion by Commissioner Emerling; supported by Vice Chairperson Streng to move the Public Hearing for the Brewhaus at 3128 Orchard Lake Road up to the first agenda item under new business.*

*Unanimous Vote Ayes: 7 Nays: 0 MOTION CARRIES*

**APPROVAL OF AGENDA**

*Motion by Commissioner Douglass; supported by Vice Chairperson Streng to approve agenda for April 27, 2023, Planning Commission Meeting*

*Unanimous Vote Ayes: 7 Nays: 0 MOTION CARRIES*

**APPROVAL OF MINUTES**

*Motion by Commissioner Douglass; supported by Commissioner Emerling to approve meeting minutes for March 23, 2023, Planning Commission Meeting*

*Unanimous Vote: Ayes: 7 Nays: 0 MOTION CARRIES*

**PUBLIC COMMENTS**

Guy Jenkins -2221 Willow Beach St Comments regarding the Residences on Cass Lake.

Marilyn Svaluto -2058 Willow Beach St Comments regarding the school bond.

**Planning Department Update**

City Planner Joe Tangari provided the monthly Planning Department update informing the Commissioners about current and ongoing projects in the city.

**NEW BUSINESS**

**Public Hearing 3128 Orchard Lake Road -Brewhaus Site Plan Review/Rezone**  
*Open 7:26pm*

Joe Tangari reviews the Brewhaus site plan and rezoning request. The Brewhaus is zoned as NR (neighborhood residential). The property has been in commercial use since the 1950's. This will be a recommendation to the City Council to make a final decision. Chairman Yoder stated that Council Member Shimansky will be recused from the vote.

*Council Member Shimansky requests to be recused from vote because of her position on City Council and she will vote on it at the City Council Meeting.*

*Motion by Commissioner Douglass; supported by Vice Chairperson Streng to accept Council Member Shimansky's request to recuse herself from the vote.*

*Unanimous Vote: Ayes: 6 Nays: 0 MOTION CARRIES*

*Motion by Secretary Santia; supported by Commissioner Douglass to rezone the 3128 Orchard Lake Road property from NR to C2 district.*

*Roll Call: Chairman Yoder Yes, Vice Chairperson Streng Yes, Commissioner Emerling Yes, Commissioner Meabrod Yes, Commissioner Douglass Yes, and Secretary Gino Santia Yes*

*MOTION CARRIES*

*Public Hearing Closed 7:40pm*

**Public Hearing – Roosevelt School Rezoning into the Village Overlay District**  
*Public Hearing open 7:40pm*

Joe Tangari reviews the rezoning request for the properties at 2065 Cass Lake Road which consists of two parcels. There is city property, previously a railroad track, in between the two parcels which will need to be vacated and will be absorbed into the overlay district in the future. This would also be a recommendation to the City Council for final action.

*Council Member Shimansky requests to be recused from vote because of her position on City Council and she will vote on it at the City Council Meeting.*

*Motion by Vice Chairperson Streng; supported by Commissioner Douglass to accept Council Member Shimansky's request to recuse herself from the vote.*

*Unanimous Vote: Ayes: 6 Nays: 0 MOTION CARRIES*

Approved 6.22.2023

*Motion by Vice Chairperson Streng; supported by Commissioner Meabrod to recommend to council to add two parcels to be re-zoned, 18-01-153-008 and 18-01-156-001, commonly known as Roosevelt School site 2065 Cass Lake Road to the Village Overlay District*

*Roll Call: Chairman Yoder Yes, Vice Chairperson Streng Yes, Commissioner Emerling Yes, Commissioner Meabrod Yes, Commissioner Douglass Yes, and Secretary Gino Santia Yes*

*MOTION CARRIES*

*Public Hearing Closed 7:55pm*

### **OLD BUSINESS**

#### **Short-Term Rentals**

The City Planner, Joe Tangari reviewed the approach to short-term rentals that the city would like to take. The zoning ordinance can be used to identify where short-term rentals will be permitted. General ordinances would establish standards for use and the handling of licensing and nuisance issues. Suggestions were made regarding length of time, capped number of rentals, required postings and an initial warning. The City Council would establish the fees and fines. The city planner will create a final draft for the commissioners to review.

Sue Williams 2917 Cordell Ave - Confirmed there is a 14-day threshold before registration.

#### **Neighborhood Residential (NR) District Review**

Joe Tangari reviewed the existing and proposed language of the setback standards. An approach to consistency by removing an atypical property when calculating the waterfront setback was discussed. Clear vision triangle was clarified including structures located within the clear vision triangle. The Commissioners would like to add the option of a hardship or a grandfather clause into the setback standards. The existing standards will be revised as discussed and the Planning Commission will review again before a public hearing. The Commissioners will review the Front and side yard setbacks at the May meeting.

*Motion by Commissioner Meabrod; supported by Commissioner Douglass to table front setbacks, side yard setback including street side yard setbacks until the May meeting.*

*Unanimous vote: Ayes: 7*

*Nays: 0*

*MOTION CARRIES*

Commissioner Emerling commented on artificial turf to talk about in the future and Commissioner Meabrod would like to talk about carports and lean-tos.

Approved 6.22.2023

**COMMISSIONER COMMENTS**

**ADJOURNMENT**

Chairperson Yoder adjourned the meeting at 9:29pm

*Joel Yoder*

Joel Yoder (Jul 10, 2023 16:39 EDT)

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Joel Yoder  
Chairperson, Planning Commission

*Stacy Goodall*

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Stacy Goodall  
City of Keego Harbor, Deputy Clerk

# April 27, 2023PC meeting minutes

Final Audit Report

2023-07-10

Created:	2023-07-06
By:	TAMMY NEEB (goodall@KEEGOHARBOR.ORG)
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## "April 27, 2023PC meeting minutes" History

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 Signer joelyoder@comcast.net entered name at signing as Joel Yoder

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