

Approved 11/7/19

**City of Keego Harbor  
Planning Commission Meeting Minutes  
Tuesday, October 1, 2019 at 7:00 PM**

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

**ROLL CALL:**

**Present:** Chairperson Yoder, Vice Chairman Santia, Mayor Fletcher, and Commissioners Reising.

**Absent:**

Commissioner Ash, Dillon and McCarthy.

Motion by Mayor Fletcher to excuse Commissioners Ash, Dillon and McCarthy, support by Vice Chair

Santia.

Ayes: 4

Nays: 0

Motion carried

**STAFF PRESENT:** City Manager Jered Ottenwess, Clerk Tammy Neeb, City Planner Jason Smith

**APPROVAL OF AGENDA**

Motion to approve the October 1, 2019 Agenda by Vice Chair Santia, support by Mayor Fletcher

Ayes: 4

Nays: 0

Motion carried

**APPROVAL OF MINUTES**

Motion to approve the September 3, 2019 Regular Meeting Minutes by Vice Chairman Santia; support by Commissioner Reising.

Ayes: 4

Nays: 0

Motion carried

Motion to approve the September 10, 2019 Special Meeting Minutes, with the two changes (light pole 6' and wall 6' not 6") by Vice Chairman Santia, support by Mayor Fletcher.

Ayes: 4

Nays: 0

Motion carried

**PUBLIC COMMENTS**

No one addressed the Commissioners, Closed to Public Comments

**PUBLIC HEARING**

Opened public hearing for proposed Zoning Ordinance Text Amendments - Section 15.12 Fencing Regulations and Section 15.15 Fencing on Waterfront Yards at 7:22 PM. no public comments closed at 7:23 pm.

**New Business**

Proposed Zoning Ordinance Text Amendment – Section 10.12 Fencing Regulations and Section 15.15 Fencing on Waterfront Yards.

1. Fences located between the rear building line and the rear property line and located adjacent to a road may not exceed four (4) feet in height measured from the existing grade at the fence line with a maximum of up to two (2) additional feet of lattice for a

Approved 11/7/19

total height of six (6) feet and must be setback a minimum of ten (10) feet from the edge of the road pavement or at the property line whichever is greater. **Chain link and fencing is prohibited in the side yard facing road**

Motion to make the recommendation to Council for Side Yard Facing Road by Commissioner Reising, support by Vice Chair Santia.

Roll call: Yoder yes, Santia yes, Reising yes, and Fletcher yes.

Motion carried

e. Fences shall be permitted in non-residential districts, provided that such fences shall not exceed six (6) feet in height measured from the existing grade at the fence line, and shall not extend toward the front of the lot farther than any portion of the main building, except where permitted for the purposes of enclosing outside storage.

Fences shall be required in non-residential zones for the enclosing of areas used for outside storage of goods, material or equipment. Such fences shall not be less than six (6) feet in height measured from the existing grade at the fence line.

~~Fences in non-residential districts shall not consist of barbed wire or electrically charged wiring, provided, however, that fences which enclose storage areas may have barbed wire connected there with, if such barbed wire is more than six (6) feet above grade.~~

Motion to make the recommendation to City Council for removing the stricken language from the Ordinance by Vice Chairman Santia, support by Mayor Fletcher.

Roll call: Fletcher, Yoder, Santia, and Reising.

Motion carried

#### Section 15.15 -Waterfront Yards

##### a) Waterfront Yard Setbacks:

~~5. Fences: Fences shall not be permitted within the waterfront yard.~~

Motion to make the recommendation to City Council for removing the stricken language from the Ordinance by Vice Chair Santia to stricken language, support by Mayor Fletcher.

Motion by Vice Chair Santia to rescind this motion, support by Mayor Fletcher.

Motion by Mayor Fletcher to recommendation to City Council, to strike Section 15.15 for the Ordinance, which would allow waterfront front fences, support by Vice Chairman Santia.

Roll call: Yoder no, Santia yes, Reising no.

Motion failed

The Ordinance amendments will go to City Council for review and they will make the final decision.

#### Section 4.06 – Front Yard Parking in Residential Districts – Driveway Width Discussion:

Planning Commission discussed if a property owner has a garage, they should be able to have a 24-foot apron at the garage. If you have a detached garage in the rear of your house, the driveway cannot be wider than you side yard setbacks in the front of the house. ie; 12-foot driveway going back into your back yard with a 24-foot apron at the garage. Do not have side yard setbacks so neighbors could possibly join driveways together. You cannot impede the front of your home if it is a detached garage. If no side yard setbacks the slope of the driveway would have to be address, you can not flood your neighbor out. Setbacks are used for green space to help with drainage issues. Planner Smith will work on the proper language and bring this back to the Planning Commission.

Approved 11/7/19

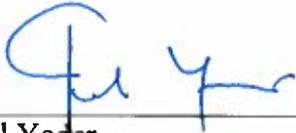
**COMMUNICATIONS**

City Manager Ottenwess; The mailbox clustering issues was discussed at a council study session; no action is being taken.

The City attorney is working on an ordinance for Donation Box to make sure that the first amendment is not violated.

**ADJOURNMENT**

Chairman Yoder adjourned the meeting at 8:05pm



---

Joel Yoder  
Chairman, Planning Commission



---

Tammy Neeb  
Keego Harbor, City Clerk

