

**City of Keego Harbor
Planning Commission Meeting Minutes
Tuesday, February 4, 2020**

CALL TO ORDER: Chairman Yoder called the meeting to order at 7:02pm

ROLL CALL:

Present: Chairman Yoder, Vice Chairman Santia, Commissioner Ash, Commissioner Reising, and Council Member Fletcher (showed up at 8:05pm).

Absent:

Commissioner Dillon and McCarthy.

Motion by Vice Chairman Santia to excuse Commissioner Dillon and McCarthy, support by Commissioner Ash.

Ayes: 4

Nays: 0

Absent:3

Motion carried

STAFF PRESENT: City Planner Jason Smith

APPROVAL OF AGENDA

Motion to approve the February 4, 2020 Agenda by Vice Chairman Santia, support by Commissioner Reising.

Ayes: 4

Nays: 0

Absent:3

Motion carried

APPROVAL OF MINUTES

Motion to approve the January 7, 2020 Regular Meeting Minutes by Commissioner Ash, support by Vice Chairman Santia.

Ayes: 4

Nays: 0

Absent:3

Motion carried

PUBLIC COMMENTS

No one addressed the Commissioners, Closed to Public Comments

NEW BUSINESS

2020 Planning Commission Goals and Priorities Discussion

Commissioners asked Planner Smith to give them 2 maps of all City owned properties. One should show properties on Dollar Lake and the other should show properties on Cass Lake Road. Planner Smith will get these maps to the Commissioners ASAP.

Planner Smith asked the Commissioners to send him their top 3-5 priorities for 2020 by March 4, 2020. He will compile the lists and present them at the March 11, 2020 Special Planning Commission Meeting.

Section 15.26(d)(1) – Site Grading – Slope Away from Buildings and Finished First Floor Elevation Discussion

Planner Smith indicated the Zoning Board of Appeals passed a formal request that the City Council give some thought to this matter. The City Council asked the Planning Commission to research this matter. He read the City's current ordinance, which states...

d) Grading Plan Standards

At a minimum, grading plans shall show existing and proposed grade elevations adjacent to existing and proposed structures on the subject property and at the structures on adjacent properties. In addition, sufficient existing and proposed elevations are needed for the site and for as much of the adjacent property as is necessary to establish the proposed surface drainage pattern. If excavation or filling is proposed, the amount of material to be excavated or filled shall be indicated on the grading plan. All elevations shall be based on U.S.G.S. datum. Elevations and location of benchmarks used for determining elevations shall be shown on the plan.

1. Slope Away From Buildings and Finished Floor Elevations

All buildings and structures shall be constructed at an elevation which provides a sloping grade away from the building or structure, thereby causing surface water to drain away from the walls of the building to a natural or established drainage course. The grade shall not exceed 6 inches of rise in 10 feet from side lot line. The slope shall be measured from the highest point along the side lot line to the building line.

~~In no case shall the finished floor of the proposed dwelling unit be less than 0.75 feet or exceed 2.5 feet above the centerline of the fronting street at the lowest point along frontage of subject lot.~~ **To minimize impacts on contiguous, previously developed, single-family residential property and ensure compatibility for new projects in established residential neighborhoods, the first story elevation height of new structures shall be consistent with the first-floor elevation height of contiguous residences, in conformance with other requirements of this ordinance. Any property owner/developer who intends to add fill above the height of the existing contiguous grades shall demonstrate to the Building Official's and City Engineer's satisfaction, that additional fill is not detrimental to surrounding properties in terms of compatibility and drainage.**

Planner Smith asked the Commissioners to look at removing the portion with a line though it and add the red portion. Commissioners discussed having Hubbel, Roth and Clark review all 1st floor grading plans and all drainage plans before permits can be issued by the City. The Commissioners feel that there might not be consistency for 1st floor elevations if the plans show a basement. The Commissioners discussed compatibility throughout the City, no matter what street you live on. They discussed using the road centerline to determine 1st floor elevation. Planner Smith will revise the wording based on the discussion and present at the March 11, 2020 Special Planning Commission Meeting.

Motion by Commissioner Reising to set this for public hearing at the March 11, 2020 meeting support by Commissioner Ash.

Ayes: 4

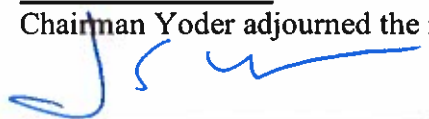
Nays: 0

Absent: 3

Motion carried

ADJOURNMENT

Chairman Yoder adjourned the meeting at 8:11 pm



Joel Yoder, Planning Commission Chairman



Tammy Neeb, City Clerk