



PLANNING COMMISSION ZONING COMMITTEE

Meeting Summary

October 15, 2024 @ 11PM

Parkside Conference Room

Planning Commission: Rick Neumann, Charles Wilmott, Cynthia Robson, and Carolyn Dettmer
Citizen Advisory: Ted Pall
Zoning Administrator: Lisa Denoyer
City Planner: John Iacoangeli
Residents: 6 in attendance

Cynthia Robson called the meeting to order.

1. Meeting Scope.

The purpose of the meeting was to continue review of selected articles of the proposed Zoning Ordinance. These articles included:

- Article 1 Intent and Purpose
- Article 8 Site Plan Review
- Article 11 Zoning Board of Appeals
- Article 10 Land Development Options
- Article 4 Overlay Districts

2. Review of Planning Commission Comments

The Committee reviewed suggested comments made by the Planning Commission at their September 2024 meeting.

- Article 1 Intent and Purpose was modified to include another "purpose" of the zoning ordinance specifically focused on the preservation of neighborhoods.
- Article 8 The Committee suggested the reorganization of the site plan checklist to mirror the application for the site plan used by the Zoning Administrator.
- Article 11 No changes, although there was discussion on the number of ZBA members.

Iacoangeli and Denoyer would make the recommended revisions and then forward the three articles to the City Council for their information and comments.

3. Review of Zoning Committee Revisions

Article 10: Land Development Options

A significant portion of the meeting was devoted to refining the sequence and requirements with the Planned Development provisions of the land Development Options. Committee Member Pall had some suggestions regarding the process and other standards that needed to be included as components of the PD conceptual plans. It was decided that Committee Member Pall would work with Iacoangeli on revisions based on the conversations.

Section 105. Cottage Courts were discussed as a missing middle housing product. It was noted that a minimum and maximum be included in the table.

3. Continue to Review

Article 4: Overlay Districts

Section 4.2 Floodplain Overlay was reviewed, and several modifications were made to reflect terminology in the Michigan Residential Code and the Michigan Building Code. Specifically, the term "base flood level" was replaced with "design flood elevation." Several other grammatical were made in the provisions.

Section 4.3 Downtown Overlay and Section 4.4 Historic Overlay were deferred to the next meeting.

4. Next Meeting

The next meeting was scheduled for October 29 at 10 AM.

Meeting adjourned at 1:00 PM.

/s/ John Iacoangeli