

CITY PLAN COMMISSION

Wednesday July 19, 2017

A meeting of the City Plan Commission was called to order at 6:00 p.m. by Chairperson Rick Wiesner in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Robert Starr, Jeff Norland, Rick Wiesner, Ron Vandertie, Steven Hurley, and Mike Gilson were present. Absent: Member Dennis Statz. Also present were City Administrator Josh Van Lieshout, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of the Agenda: Moved by Mr. Starr, seconded by Mr. Norland to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from June 21, 2017.
4. Consideration of: Zoning code amendment relating to accessory dwelling units.
5. Public comment on Plan Commission related items.
6. Adjourn.

All ayes. Carried.

Approval of minutes from June 21, 2017: Moved by Mr. Gilson, seconded by Mr. Hurley to approve the Plan Commission minutes from June 21, 2017. All ayes. Carried.

Consideration of: Zoning code amendment relating to accessory dwelling units:

Mr. Olejniczak stated that the Plan Commission has been discussing and tweaking this for quite some time. A revised draft ordinance was presented with options regarding how much of the floor area of a detached accessory dwelling unit would count against the maximum overall floor area for accessory buildings on a lot. The options were to exempt the first 200 square feet of the floor area of the accessory dwelling unit, exempt 50% of the floor area, or exempt all of the floor area.

Members discussed the options. Mr. Wiesner liked the idea of an 800 square-foot unit that can go above a garage. Each request would have to be approved individually through a conditional use. Mr. Starr also preferred the option to exempt the floor area of the detached accessory dwelling unit.

Mr. Hurley suggested not exempting the floor area on smaller lots. Mr. Olejniczak responded that was an option that could be drafted and would be similar to the current zoning rule that allows accessory buildings to have more floor area - up to 2,000 square feet instead of the usual 1,000 square feet – as the lot gets bigger. He also mentioned

that there are requirements for accessory buildings that have to be met as far as height, roof pitch, etc. A detached accessory dwelling unit may not fit on every lot.

Mr. Norland stated that he cannot support the allowance of accessory dwelling units in the R-1 zoning district. He felt it would not be fair to the neighbors who purchased R-1 Single-Family Residential property. If the floor area of a detached accessory dwelling unit is exempted, there could possibly be an 800-square foot accessory dwelling unit plus a 1000 square-foot garage, in addition to the main dwelling. That scenario would not be in keeping with the intent of the R-1 district.

Discussion continued. Mr. Gilson believed that for attached units, if done right you wouldn't be able to tell if a dwelling has two units.

Moved by Mr. Starr, seconded by Mr. Vandertie to delay this item until next month's Plan Commission meeting. Mr. Starr added that this will give the opportunity for more discussion with the public. Mr. Van Lieshout suggested prohibiting detached accessory units in the R-1 zoning district. Mr. Vandertie would prefer to see larger lots and not have another house between him and his neighbor.

A vote was taken on the motion. All ayes. Carried. This item will come back to the next Plan Commission meeting.

Public Comment on Plan Commission Items: There was no public comment.

Adjourn: Moved by Mr. Starr, seconded by Mr. Hurley to adjourn. All ayes. Carried. Meeting adjourned at 6:26 p.m.

Respectfully Submitted,

Cheryl Nault
Community Development/Building Inspection Secretary