

CITY PLAN COMMISSION
Wednesday, September 20, 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, Mike Gilson, Steven Hurley, Ron Vandertie, and Dennis Statz were present. Also present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, 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 August 16, 2017.
4. Conditional use request from Bayland Buildings (Dave Phillips, Agent) for construction of a 1,776 square-foot office for Advanced Disposal, located at 1509 Division Road, parcel #281-68-17001102A.
Presentation
Public Hearing
Consideration of
5. Consideration of: Zoning code amendment relating to accessory dwelling units.
6. Public comment on Plan Commission related items.
7. Adjourn.

Carried.

Approval of minutes from August 16, 2017: Moved by Mr. Starr, seconded by Mr. Vandertie to approve the minutes from August 16, 2017. All ayes. Carried.

Conditional use request from Bayland Buildings (Dave Phillips, Agent) for construction of a 1,776 square-foot office for Advanced Disposal, located at 1509 Division Road, parcel #281-68-17001102A:

Presentation: Mr. Sullivan-Robinson stated that Advanced Disposal would like to construct a 1,776 square-foot office building to replace the existing office trailer, which manages a waste transfer station and recycle center. In 2001, a conditional use was granted for a temporary office building, and was to be removed within five years. But, the City later approved for it to remain permanently.

The parcel is approximately 8.19 acres and located off of Division Road. All conditions of a conditional use are met.

The Aesthetic Design & Site Plan Review Board reviewed and approved this project, with conditions that if lighting is to be added to the exterior it be downward facing LED lights and impervious surface created from the removal of lawn adjacent to Division Road will be matched with pervious surface creation on other portions of the subject property. Over the last couple of years there has been a substantial increase in impervious surface due to

dumpster/equipment storage, as well as installation of fuel tanks. There was no communication with the City in regard to stormwater management and those improvements should not have been done without it.

Mr. Sullivan-Robinson offered options to approve the conditional use petition as requested, to approve with conditions, or to deny the request. He added that staff was in support of the conditional use petition and recommended approval with the following condition:

1. Approval by City Engineer for a stormwater management plan that accounts for all impervious surface areas added since January 1, 2015 (including the new proposed structure).

Mr. Olejniczak stated that Baudhuin Inc. has been hired to do a stormwater management plan, which needs to be approved by the City Engineer. He suggested extending the vegetation along Division Road on the Northeast corner of the property.

Steve Estes, general manager of Advanced Disposal, stated that the office trailer is falling apart. There are also DNR regulations to follow. The new office will be built alongside the existing building. It is double the current space and will work the same with the drive-up window.

Public Hearing: Chairperson Wiesner opened the public hearing at 6:13 p.m. No one spoke during the hearing. There was no correspondence for or against the request.

The public hearing was declared closed at 6:14 p.m.

Consideration of: A short discussion was held. Moved by Mr. Starr, seconded by Mr. Statz to approve the conditional use request with the following condition: Approval by City Engineer for a stormwater management plan that accounts for all impervious surface areas added since January 1, 2015 (including the new proposed structure). All ayes. Carried.

Consideration of: Zoning code amendment relating to accessory dwelling units: A lengthy discussion was held in regard to allowing accessory dwelling units in residential districts. This item has been brought to Plan Commission for several months.

Mr. Olejniczak stated that the Plan Commission has been working on this ordinance and is close to being recommended for approval or to just drop the matter. The remaining issues that need to be discussed are if it is a detached building should the floor area be exempt from the maximum amount allowed, and if accessory dwelling units should be allowed as an option in R-1. A recommendation from Plan Commission would be sent to Council. If approved, a public hearing would be held.

Mr. Olejniczak added that the code allows accessory dwellings to be 14 feet tall, except taller buildings are allowed as long they don't go taller than your house, but also have to match the pitch of the house. This would also be a conditional use and the Plan Commission would have the ability to influence the design of the accessory dwelling or deny it.

Commission members discussed different floor area options. The first option included maximum floor area of 1200 square feet. The second option being a maximum of 1400 square feet, with the third option of 1800 total maximum square feet. That could include a garage of 1,000 square feet, with living quarters of 800 square feet.

Mr. Norland expressed his concern of allowing accessory structures in the R-1 district. Residents purchase property in the R-1 district because it is Single-Family Residential. Allowing the accessory structures would create multi-family. It would not be a problem in the multi-family districts.

Mr. Vandertie agreed with Mr. Norland. This is trying to fix something that is not broken. R-1 should stay R-1.

Mr. Starr stated that this would address affordable housing. They would probably be below market rents. He likes the fact that the Council would consider this and have a public hearing.

Mr. Statz did not feel that this was an issue. He didn't feel that there would be that many people pursuing this.

Mr. Hurley wondered if a larger lot could be divided. Mr. Olejniczak responded there is a minimum lot width and the new lot line would have to comply with setbacks.

Mr. Wiesner added that you wouldn't see many of these built. Garages are very expensive to build. An attachment could maybe be added to the house.

Discussion continued. Moved by Mr. Statz, seconded by Mr. Wiesner to recommend to Council as presented, utilizing (*option 3*) - The floor area of accessory dwelling unit shall be exempted from the maximum floor area for accessory buildings on the lot. Carried, with Mr. Norland and Mr. Vandertie voting no.

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

Adjourn: Moved by Mr. Statz, seconded by Mr. Norland to adjourn. All ayes. Carried. Meeting adjourned at 6:59 p.m.

Respectfully Submitted,

Cheryl Nault
Community Development/Building Inspection Secretary