

CITY PLAN COMMISSION
Wednesday, December 19, 2018

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

Roll Call: Members Jeff Norland, Dennis Statz, Mike Gilson, and Laurel Hauser were present. Excused: Member Steven Hurley. 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 Ms. Hauser, seconded by Mr. Norland to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from October 17, 2018.
4. Consideration of: Zoning text amendment related to building height exemption for Historic-designated structures.
5. Consideration of: Zoning text amendment regarding accessory building setbacks and height codes.
6. Consideration of: Zoning code amendments for accessory dwelling units.
7. Public comment on non-agenda Plan Commission related items.
8. Adjourn.

Carried.

Approval of minutes from October 17, 2018: Moved by Mr. Gilson, seconded by Ms. Hauser to approve the minutes from October 17, 2018. All ayes. Carried.

Consideration of: Zoning text amendment related to building height exemption for historic-designated structures: Mr. Olejniczak stated that this was referred from Council. Should historic structures be exempt? **The maximum height in a residential district is 35 feet and is 45 feet in the commercial district.**

Mr. Sullivan-Robinson talked about structures that are grandfathered in. Another way around the height code is a variance or PUD.

Mr. Gilson commented that this item is really in regard to one building. We will probably never see this again. Are people going to play games putting things on the historic register? It doesn't make sense to change the zoning code for one building. He wondered what class of buildings would come next.

Mr. Norland recalled the only time height was discussed was for the Maritime Museum, which is not a historic building. He believed that it should be left alone.

Mr. Olejniczak mentioned that it is possible the building may lose its historic designation if not on the same property.

Discussion continued. Moved by Mr. Gilson, seconded by Mr. Norland to recommend to Council not to adopt a code change regarding building height exemption for historic-designated structures.

Mr. Statz stated that this seems like a solution looking for a problem.

A vote was taken on the motion. Motion failed with Mr. Norland and Mr. Gilson voting aye and Ms. Hauser and Mr. Statz voting no.

Consideration of: Zoning text amendment regarding accessory building setbacks and height codes: Mr. Sullivan-Robinson stated that the Plan Commission had previously reviewed both of these items. The height code had been revised to allow a maximum building height of 16 feet. It was recommended to Council, but was the consensus not to send it for approval until there was a recommendation for setbacks also. A draft ordinance had been written based on lot widths greater than or less than 100 feet wide.

Mr. Sullivan-Robinson handed out a map of all lots in the City that were 100 feet wide.

Come back to a future meeting with the most lot width.

Consideration of: Zoning code amendments for accessory dwelling units:

Moved by Ms. Hauser, seconded by Mr. Statz to recommend to Council excluding R-1 zoning and owner of record is to live on the property.

Public comment on non-agenda Plan Commission related items: Shawn Fairchild, 311 Pennsylvania Street, stated that historic preservation is very important in our community. It is not an easy thing to go through getting something on the historic register. Making a code to protect the granary is not uncommon. The granary is on the national registry. In this situation, you are singling out the building. It is significant and 70 feet tall.

Adjourn: Moved by Mr. Norland, seconded by Mr. Gilson to adjourn. All ayes. Carried. Meeting adjourned at 7:07 p.m.

Respectfully Submitted,

Cheryl Nault
Community Development/Building Inspection Secretary