

CITY OF EVART
SPECIAL COUNCIL MEETING
OCTOBER 25, 2018

The special council meeting was called to order at 5:30 p.m. by Mayor Keysor.

Present: **Council – Mayor** – Casey Keysor, Dan Elliott, Ralph Carlson, Mayor Pro Tem BJ Foster, and Sandy Szeilga; **City Clerk** – Acting City Clerk Sarah Dvoracek; **City Manager** – Zack Szakacs; **City Attorney**—Jim White

Absent: **City Clerk, Heather Pattee**

Guests: Karen Higgins, Steven Roberts, and Diane Carlson

Brief Public Comment:

Karen Higgins, planning commission member stated she is disappointed in the lack of participation with the current planning commission board.

Agenda:

To discuss planning commission's recommendation reference special land use permit for 702 N. Hemlock Street to build a triplex in an R2 district. The planning commission denied the special land use permit on October 22, 2018 at their meeting.

Discussion was held. Council discussed site plans reference parking, signage, minimum floor area/unit, sidewalks (if required), and minimum lot side yard. Mr. Roberts answered some questions council had reference his plans. Councilmember Elliott handed out a checklist to use in the future for permits.

Szakacs stated he was going to get a legal opinion reference if sidewalks are requirement for this project.

Moved by Keysor, seconded by Foster to approve the Special Land Use Permit for 702 N. Hemlock Street to build a triplex in an R2 district with conditions.

Conditions are as following:

Sidewalks if required.

Parking requirements must conform with zoning ordinance.

Signage if required.

Rollcall vote:

Elliott- yes, Szeilga -yes, Foster-yes, Carlson-abstained (conflict of interest, he is property owner of current vacant land future site of triplex) and Keysor-yes. Motion passed.

Moved by Keysor, seconded by Foster to adjourn at 6:10 pm.

Sarah J. Dvoracek Acting City Clerk/Assistant City Manager/Treasurer/Assessor

Signature

Date

10-30-2018



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**Special Council Meeting to discuss Special Land Use Permit for
 702 N. Hemlock St. to build a triplex in an R2 district**

City of Ewart

Thursday, October 25, 2018 @ 5:30 pm

Guests please sign in

1. Xaron [Signature]
2. Steven Roberts
3. Deanne Carlson
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

Business

Evert Zoning Ordinance
General Zoning Review Chart

ZONING ORDINANCE REQUIREMENTS	Yes	No	May Apply	Does not Apply	Specific Requirements / Ordinance Section Citation #	Notes
<p><i>Zones Each zone For a sign permit</i></p> <p>Proposed Project:</p> <p>Owner: Steve Roberts, Property currently owned by Ralph Carlson</p> <p>Location, Parcel #, Lot size: 702 N. Hemlock (51-353-015-00) 100 x 132'</p> <p>Zoning District: R-2 <i>7-12-18</i> </p> <p>Application Submission Date: ##### <i>#####</i></p>						
Proposed Use:						
A. Permitted Use		X				
B. Special Use	X					
C. [Redacted]	X					
D. Site Specific Standards			X			
Compliance with the Master Plan						Not Reviewed <i>Yes</i>
Dimensional Requirements:						
A. Minimum lot area	X					13,200 sq ft
B. Minimum lot width	X					100'
C. Minimum lot front yard	X					132'
D. Minimum lot side yard (1)	X					
E. Minimum lot side yard (2)	X					Corner yard requirement not met
F. Minimum lot Rear Yard	X					
G. Maximum Building Height	X					
H. Minimum floor area / unit	X				2550 sq ft required	2352 sq ft proposed
I. Maximum lot coverage %	X					Max 3300 sq ft on lot
Application complete submittal	x					
Site Plan Submitted and complete	X					Sidewalk not shown

Evar Zoning Ordinance
General Zoning Review Chart

Architectural submission complete	X					
Site Plan Review Committee Complete						Not known
Planning Commission Review and Public Hearing complete	X					
City Council Approval						Pending
Special Use Permit Required	X					
Specific Standards Review Required						
A. Signs <i>specific standards 25ft</i>	X	◀	X			Not shown
B. Canopies & Awnings	X					None proposed
C. Fences & Walls						
D. Light and General Industrial Requirements				X		
E. Landscaping & Screening	X					May need review for site plan changes, particularly parking
F. Parking		◀	X			
G. Off Street Loading Requirements				X		
H. Sidewalks <i>if required</i>		◀	X			Required, not shown
I. Environmental or Other Specific Issues						None noted
J. Special Issues of Concern to the Zoning Administrator						None noted
Reviewed By:	Dan Elliott					
Date of Review completion:	10/24/2018					
Specific Attached Notes: Please list						

9x22

Zoning ordinances

1980 set of standards

Evert Zoning Ordinance
General Zoning Review Chart

ZONING ORDINANCE REQUIREMENTS	Yes	No	May Apply	Does not Apply	Specific Requirements / Ordinance Section Citation #	Notes
Proposed Project:						
Owner:						
Location, Parcel #, Lot size:						
Zoning District:						
Application Submission Date:						
Proposed Use:						
A. Permitted Use						
B. Special Use						
C. Not Allowed Use						
D. Site Specific Standards						
Compliance with the Master Plan						
Dimensional Requirements:						
A. Minimum lot area						
B. Minimum lot width						
C. Minimum lot front yard						
D. Minimum lot side yard (1)						
E. Minimum lot side yard (2)						
F. Minimum lot Rear Yard						
G. Maximum Building Height						
H. Minimum floor area / unit						
I. Maximum lot coverage %						
Application complete submittal						
Site Plan Submitted and complete						
Architectural submission complete						
Site Plan Review Committee Complete						

Evert Zoning Ordinance
General Zoning Review Chart

Planning Commission Review and Public Hearing complete						
City Council Approval						
Special Use Permit Required						
Specific Standards Review Required						
A. Signs						
B. Canopies & Awnings						
C. Fences & Walls						
D. Light and General Industrial Requirements						
E. Landscaping & Screening						
F. Parking						
G. Off Street Loading Requirements						
H. Sidewalks						
I. Environmental or Other Specific Issues						
J. Special Issues of Concern to the Zoning Administrator						
Reviewed By:						
Date of Review completion:						
Specific Attached Notes: Please list						

EVRT ZONING ORDINACE SPECIAL LAND USE REVIEW CRITERIA

<p>Before formulating recommendations for a special land use application, the Planning Commission shall require that the following general standards below and any specific standards for uses listed in Section 4.2 through Section 4.9 be satisfied. The Planning Commission shall review each application for the purpose of determining that each proposed use meets the following standards:</p>	Complies	Does Not Comply	Not applicable	Needed changes / Information	Notes
<p>a. Compatibility with the Master Plan: The proposed special land use shall be compatible with and in accordance with the general goals and objectives of the City of Evert Master Plan and any associated sub-area and corridor plans.</p>					
<p>b. Compatibility with Adjacent Uses: The special land use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area. In determining whether a special land use will be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses, consideration shall be given to the degree of impact the special land use may have on adjacent property, as compared with the expected value to the City. The following types of impacts shall be considered:</p>					
<p>1. Use activities, processes, materials, equipment, or conditions of operation;</p>					
<p>2. vehicular circulation and parking areas;</p>					
<p>3. outdoor activity, storage and work areas;</p>					
<p>4. hours of operation;</p>					
<p>5. production of traffic, noise vibration, smoke, fumes odors, dust glare and light;</p>					
<p>6. impacts on adjacent property values; and</p>					
<p>7. the relative ease by which the impacts above will be mitigated.</p>					

Review this update if needed

EVART ZONING ORDINANCE SPECIAL LAND USE REVIEW CRITERIA

<p>c. Impact of Traffic on the Road Network: The location and design of the proposed special land use shall minimize the negative impact on the traffic network in consideration of items such as vehicle trip generation (i.e. volumes), types of traffic, access location and design, circulation and parking design, road capacity, traffic operations at proposed access points, and traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion.</p>					
<p>d. Impact on Public Services: The proposed special land use shall be located where it can be adequately served by essential public facilities and services, such as highways, streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities and schools. Such services shall be provided and accommodated without excessive additional requirements at a public cost.</p>					
<p>e. Compliance with Zoning Ordinance Standards: The proposed special land use shall be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards.</p>					
<p>f. Impact on the Overall Environment: The proposed special land use shall not have an unacceptable significant adverse effect on the quality of the natural environment in comparison to the impacts associated with typical permitted uses.</p>					
<p>g. Licensing: The application shall comply with all applicable licensing ordinances.</p>					

EVART ZONING ORDINANCE SPECIAL LAND USE REVIEW CRITERIA

<p>h. Additional Provisions: The Planning Commission may stipulate such additional conditions and safeguards deemed necessary for the general welfare for the protection of individual property rights, and for ensuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard, or requirement shall automatically invalidate the granting of the special land use.</p>					
<p>i. Special Land Use Specific Requirements: The general standards and requirements of this Section are basic to all uses authorized by special land use. The specific and detailed requirements must be met by those uses in addition to the foregoing general standards and requirements where applicable.</p>					
<p>4.2 SPECIFIC STANDARDS In addition to meeting the General Standards the following uses listed below shall also meet the</p>					