

Officers

Ruth Ann Northon, Chair

Planning / Zoning Administrator

Zackary Szakacs, City Manager



Members

Becky Tea
Roger Elkins
Karen Higgins
Jason O'Dell
Casey Keysor

5814 100th Avenue
Ewart, MI 49631

PLANNING COMMISSION MINUTES

Monday, October 22, 2018 at 5:30 pm

The planning commission meeting was called to order at 5:35 pm by Northon.

Present: Ruth Ann Northon, Rebecca Tea, Karen Higgins, Roger Elkins, Zackary Szakacs, and Sarah Dvoracek

Absent: Jason O'Dell and Casey Keysor

Guests: Ralph Carlson, Diane Carlson, Deb Mishler, and Steven Roberts

The public hearing for special land use permit for 702 North Hemlock Street was called to order at 5:35 pm by Northon.

Public Comment:

Deb Mishler stated a triplex does not fit in the current neighborhood.

Commission Discussion:

Northon read letters from city residents reference the special land use permit. The letters read were not in favor of the special land use permit for the construction of a triplex in an R2 district.

Commission discussion was held reference triplex zoning requirements, location, setbacks, adequate parking, lot size, and current housing in the neighborhood. Members were given the architectural drawings for the proposed triplex along with a site plan drawing.

Szakacs stated the commission must consider the city's master land use plan when considering the permit. He stated the master plan clearly states the city is missing middle housing such as a triplex. Szakacs also referred to zoning ordinance which allows triplexes in an R2 district by a special land use permit. The public hearing for the 702 North Hemlock Street special land use permit was closed at 6:00 pm by Northon.

Special Land Use Permit for 702 North Hemlock Street for a triplex in an R2 district:

Roll Call Vote:

Ayes: Elkins

Nays: Tea, Higgins, Northon

Motion for special land use permit for 702 North Hemlock to construct a triplex in an R2 district did not pass.

Approval of the minutes:

B. Planning Commission Minutes July 11, 2018 were tabled until next meeting.

C. Planning Commission Minutes August 15, 2018 (no minutes/no quorum).

Moved by Northon seconded by Tea to adjourn at 6:12 pm.

Respectfully submitted by Sarah J. Dvoracek, Assistant City Manager/Treasurer/Assessor

Signature

Date