

**CITY OF CHARLEVOIX
PLANNING COMMISSION MEETING MINUTES
Monday, July 9, 2012 - 7:00 p.m.**

210 State Street, City Hall, Council Chambers, Charlevoix, MI

I. Call to Order/Pledge of Allegiance

The meeting was called to order at 7:05 p.m. by Chair John Hess.

II. Roll Call

Chair: John Hess
Members Present: Larry Boog, Francis Flanders, Toni Felter, John Elzinga, Sherm Chamberlain
Members Absent: Dan Buday, Becky Doan, Judy Clock
City Planner: Michael Spencer
City Clerk: Absent

III. Inquiry Into Potential Conflicts of Interest

None.

IV. Approval of Agenda

Motion by member Felter, second by member Flanders, to approve the agenda. There was no objection.

V. Approval of Minutes

Motion by member Elzinga, second by member Chamberlain, to approve the minutes of May 14, 2012. Motion passed by unanimous voice vote.

VI. Call for Public Comment Not Related to Agenda Items

Chair Hess opened the meeting to public comment at 7:07 p.m. There were no public comments. Chair Hess closed public comment at 7:07 p.m.

VII. New Business

A. Draft Charlevoix County Storm Water Control Ordinance

Chair Hess stated that he would like to have Marc Seelye, who drafted the ordinance, present it to the Planning Commission and answer questions. Mr. Seelye was not available for this meeting. The Ordinance will be enforced by the County via an intergovernmental agreement. Planner Spencer reviewed the history of the draft ordinance and details of the ordinance. The draft ordinance is geared at larger developments and addresses soil erosion both during and after construction.

Planner Spencer noted that this draft ordinance does not need to be reviewed by the Commission tonight. Mr. Seelye should be available to present the ordinance at the next meeting, and Council will not be reviewing the item until sometime in September. The Planning Commission will probably have two public hearings in August on the Zoning Ordinance.

Commissioner Chamberlain suggested that actual elevations for ordinary high water marks and flood plains should be used instead of naming these levels by reference.

As there was no public present, Chair Hess did not open the item to public comment. [7:33 p.m.]

B. Discussion on 2012 Draft City of Charlevoix Zoning Ordinance

Planner Spencer presented the item and answered questions from the Commission. Some of the areas that the Commission should pay particular attention to are setbacks and accessory structures. Over the years Mr. Spencer has received multiple calls about pole barns and encouraged the Commission to discuss the item and share their ideas and concerns. The Commission discussed regulating setbacks for any accessory structure over a certain size.

Mr. Spencer stated that he would provide a summary of changes to the Commission, as it will be difficult to compare the old and new/draft ordinance; there are too many changes in content and layout. Additionally, he will provide a side-by-side comparison of some of the changes. The next meeting will be a public hearing for the draft ordinance, and the Commission should not feel rushed in their review of the item.

As there was no public present, Chair Hess did not open the item to public comment. [7:53 p.m.]

VIII. Old Business

A. Discussion about Platform Court/Fence Issue in Residential Area

City Planner Spencer stated that Mr. Seelye had been to the property on Dixon Avenue and does not think that storm water runoff will be an issue due to the type of soil at the location. Including the platform court, lot coverage is approximately 45%. A neighboring property owner's complaint was presented to City Council at the neighbor's request. Council did recognize that, since platform courts are not addressed in the zoning ordinance, there is really nothing that they can do about the complaint. The City Manager was able to convince the owner of the property with the platform court to use landscaping to shield the view of the court for the neighbor's benefit.

As there was no public present, Chair Hess did not open the item to public comment. [7:54 p.m.]

IX. Staff Updates

None.

X. Requests for Next Month's Agenda or Research Items.

None.

XI. Adjournment

Motion by member Felter, second by member Chamberlain, to adjourn. There was no objection.
Meeting adjourned at 7:55 p.m.

Stephanie C. Brown

Deputy City Clerk

John Hess

Chair

Carol A. Ochs

City Clerk