

**APPROVED**  
**TUESDAY, 7:00 P.M. – AUGUST 22, 2017**  
**PLANNING COMMISSION MEETING**  
**GOVERNMENT CENTER – 315 BRIDGE ST.**

The Meeting was called to order at 7:00 P.M by CHAIR, WALLY HIBBARD.  
PLEDGE OF ALLEGIANCE RECITED.

**ROLL CALL: MEMBERS PRESENT:** Chair, Wally Hibbard; Vice-Chair, Royce Ragland; Council Representative, Barb Mullaly; Jim Okonoski; Richard Smith; Becky Lancaster. Also present, Steve, Ravezzani, Planning and Zoning Administrator, and interested Citizens Marc Schroeder and Diane Richter.

**ABSENT:** Member, Lauren Dake, P.C. Secretary Elaine Glowicki, Excused.

**MOTION** by OKONOSKI, **SECOND** by SMITH to approve the Planning Commission Minutes dated July 2, 2017 as corrected. **Correction was to Green ER Report to correct Cynthia Barnette book title to “Rain”.**

All members present voting YES. **MOTION CARRIED.**

**CONFLICT OF INTEREST:**

None.

**CITIZEN COMMENT:**

None.

**PUBLIC HEARINGS:**

None.

**OLD BUSINESS:**

**CONTINUED DISCUSSION – ADU (Accessory Dwelling Unit)**

Planning Commission continued its review of the Draft of a proposed ordinance to allow Accessory Dwelling Units within all Residential Zoning Districts in the Village. The latest draft contained suggestions and comments received from member Smith. Majority of the discussion centered on the number of off-street parking spaces to be required for the ADU. It was decided that “A minimum of one off-street parking space” be required in the Ordinance.

**MOTION** by MULLALY, **SECOND** by SMITH to schedule a Public Hearing on the proposed amendment for the regular meeting on September 26, 2017. All members voting YES. **MOTION CARRIED.**

## **CONTINUED DISCUSSION - SEPTIC SYSTEM POINT OF SALE**

Planning and Zoning Administrator Ravezzani presented a preliminary Draft of a possible Point of Sale Ordinance similar to that passed by Milton Township. Commission agreed to the importance of this issue and reviewed their role in the process since if Adopted, this would be an ordinance in the Village General Code of Ordinances, not a function of the Planning Commission. It was believed that the Commission role is to recommend such issues to the Council after doing significant research and providing supporting documentation to the Council so they can understand how the Commissions' recommendation was reached. The Commission requested that Planning and Zoning Administrator Ravezzani obtain further information from Kalkaska, Benzie, and Peninsula Townships to see how their ordinances compare with the Milton Township Ordinance.

## **NEW BUSINESS**

None.

## **CORRESPONDENCE:**

Northwest Michigan Housing Summit correspondence was discussed and Commission members Hibbard and Ragland requested they be registered to attend the conference. Ravezzani will see that they are registered.

## **REPORTS:**

Planning & Zoning Administrator, Steve Ravezzani presented monthly report for July 31, 2017

- Ravezzani informed the Commission that because of the recent Supreme Court ruling concerning sign regulation, he was reviewing our current ordinance and has found that in many areas our ordinance would most likely be challenged on the basis of being somewhat "Content" regulated which the Court has found unconstitutional. He will keep the Commission informed as to his progress.
- Council Representative Mullaly reported on the discussions of the Village Council at their August 21, 2017 meeting.

## **ZBA Representative, Lauren Dake**

- No Report.

## **GREEN ER - Planning Member, Royce Ragland**

- Member Ragland reported that there was to be another showing of the movie "Before the Flood" on Wednesday September 20, 2017 at 6:00 p.m.

**NEXT PLANNING MEETING:** September 26, 2017

**ADJOURNMENT: 8:25 p.m.**

Respectfully Submitted,

Steven Ravezzani, Planning and Zoning Administrator