

APPROVED

**PLANNING COMMISSION MEETING
TUESDAY, 7:00 P.M. – JUNE 27, 2017
GOVERNMENT CENTER – 315 BRIDGE ST.**

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

ROLL CALL: MEMBERS PRESENT: Chair, Wally Hibbard; Vice-Chair, Royce Ragland; Council Representative, Barb Mullaly; Lauren Dake; Richard Smith; Also present, Secretary Elaine Glowicki; Steve, Ravezzani, Zoning Administrator

ABSENT: Jim Okonoski, Becky Lancaster

MOTION by MULLALY second by DAKE to approve the Planning Commission Minutes dated May 23, 2017 as Corrected. Corrections: (Roll Call - delete Council Representative after Okonoski's name and correct spelling of name Heese to Hesse.

CONFLICT OF INTEREST: NONE

CITIZEN COMMENTS: NONE

PUBLIC HEARINGS: NONE

OLD BUSINESS:

a. CONTINUED DISCUSSION – ALTERNATIVE HOUSING NEEDS IN THE VILLAGE OF ELK RAPIDS - ACCESSORY DWELLING UNIT SURVEY SUMMARY:

At the January, February, March, April, May Planning Meetings, Zoning Administrator Ravezzani has been submitting changes to the ADU) Accessory Dwelling Unit Survey Response at the request of the planning members. At the May meeting Ravezzani presented a draft survey (ADU) that was approved by the planning members to be published in the Elk Rapids News Newspaper.

Zoning Administrator reported on the results of the Survey:

Surveys Returned (21) with Eleven Written comments:

- (1) ADU's give people options to live in Village
- (1) Low income housing is a problem.
- (7) Affordable housing is a need.
- (1) Lots to think about because it is an illegal use and already exists unregulated in ER. Should be licensed. What about extra fees for each additional living unit for water and sewer
- (1) ADU's in a residential area appear to work best if the property owner is present in case of problems.

Late Return Comments – (3)

- Important to have data as to how many people want ADU's?
- Some people might not want ADU's.
- Might not serve people who live here.

Individual discussion was held by the planning members who agreed, although there was a minimal response to the survey, they felt their responsibility was to go forward and gather more information from the residents. No date for a Public Hearing was acted on.

NEW BUSINESS - NONE

CORRESPONDENCE:

- A Training Session on OMA, FOIA and Parliamentary Procedure will be held at the Planning Commission's July 25th meeting.

REPORTS: Planning & Zoning Administrator, Steve Ravezzani presented the monthly report for May 31, 2017.

- Hesse Property – Ravezzani reported that at the time the property was rezoned from Industrial to Multi-Family Residential, one of the conditions of approval was that if significant activity was discontinued on the project within one year, the zoning would revert back to its original Industrial classification. The only change noted was tree and building removal early after approval of the rezoning. Commission member Ragland questioned the reasoning behind this condition.
- After more discussion, the members felt that for future applications of similar nature, a requirement is needed stating no disturbance on property until permit is obtained.
- Storm Water drainage in public alleys was another issue. Ravezzani said that this matter will be discussed when a complete review and update of our Wetlands, Storm Water and Shoreline management section of the Zoning Code is undertaken.

COUNCIL REPORT:

Member Mullaly reported that 50 trees were planted in the Village by volunteers. She noted that a question was raised that some of the trees were non-native trees. Planning Chairman will send a memo to Village Council and Beautification Commission regarding this issue.

ZBA Representative, Lauren Dake

- No requests for ZBA variances.

GREEN ER - Planning Member, Royce Ragland commented on the successful events involving Green Elk Rapids during the months of April and May. Author Carol Trembath visits ER Schools; Earth Day; Workshop Storm Drain Labeling; MDOT Highway pick-up teams; National Geographic Society Film "Before the Flood" documentary; Green ER Reads, Water Knife; Super Recycle Tour of new

Waste Water treatment Plant; Speakers on “Water Matters; Green ER Community Hike (former Camp Maplehurst; Rain Author, Cynthia Barnett.

NEXT PLANNING MEETING: JULY 25, 2017- ADJOURNMENT: 7:50 p.m.

Elaine Glowicki, Recording Secretary