

CITY OF THE
VILLAGE OF CLARKSTON
375 Depot Road
Clarkston, Michigan 48346

P L A N N I N G C O M M I S S I O N
R E G U L A R M E E T I N G
Monday, August 3, 1998
7:00 P.M.

A G E N D A

1. Meeting called to order.
2. Roll: Hunter, Huttenlocher, M. Johnston, R. Johnston, Kelley, Sanderson,
Secatch, Ward
3. Approval of Minutes
4. Approval of Agenda

OLD BUSINESS:

1. Proposed Zoning Ordinance
- 2.
- 3.
- 4.
- 5.

NEW BUSINESS:

1. Site Plan Review - Tim Birtsas/Clarkston Village Place
2. Site Plan Review - Dave Harrison/Trophy Homes (NBD Building)
- 3.
- 4.
- 5.

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Planning Commission Meeting
August 3, 1998

Meeting was called to order by Chairman Secatch at 7:03 p.m.

Present: Hunter, Huttenlocher, Kelley, Johnston, M., Johnston, R., Sanderson, Secatch
and Ward

Absent: None

Moved by Huttenlocher, supported by Marty Johnston that the minutes of the joint meeting of the Planning Commission and Council, June 25, 1998 be accepted as presented. Motion carried.

It was agreed to move up new business to beginning of meeting.

Tim Birtsas (site plan review) brought in a revised site plan review. The following comments were recorded:

Terry Croad of McKenna Associates, Inc.

- lot coverage exceeds the limit (needs to meet standard or request a variance from ZBA
- reduce paved area (exclude parking in front of building)
- lighting???
- people getting from front unit to garage--conflict of vehicular/pedestrian traffic

Johnston, R.

- is the garage in the side yard/rear yard

Huttenlocher

- wait for Historic Commission before planning commission gives final approval

Ward

- discourage parking in front of building

Secatch

- 25% building coverage (single family restrictions)
- have our engineer check for run off, etc.
- do owners have master deeds
- Birtsas to check with fire department

Huttenlocher moved to table decision, Ward seconded. Motion carried.

NBD Site plan review

Dave Harrison presented plans for the NBD building. It is to remain a bank so no use change. The following concerns were presented:

Terry Croad

- variance for parking???
- Continuation of a non-conforming situation
- floor plan for lower level
- sign ordinance???

Ward moved, Kelley seconded the tentative approval of the site plan for the Clarkston State Bank, subject to the required variance for parking; approval of the ZBA regarding the signage; and subject to a revised site (an updated version) plan that includes the lower level and handicapped parking. Motion carried.

The next meeting will be **Tuesday, September 15, 1998** due to conflict with Labor Day. The meeting will include a public hearing. Issues that have to be clarified are: design standards for new construction; Historic Commission to adopt standards for design before public hearing.

Planning Commission

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August 3, 1998

recommended
It was ~~decided~~ to change the Village Hall property to Village Commercial--4 to 2 decision.

Hunter moved, Huttenlocher seconded to adjourn at 9:20 p.m.

Respectfully submitted,

Karen Sanderson, Secretary