

CITY OF THE VILLAGE OF CLARKSTON
375 DEPOT ROAD
CLARKSTON MI 48346

PLANNING COMMISSION
PUBLIC HEARING MINUTES

September 29, 1998
7:00 p.m.

Independence Township Fire Department
Fire Station 1, Training Room

Meeting called to order at 7:10 p.m. by Chairman Steve Secatch.

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

Also present were Terry Croad and Brad Schwab from McKenna Associates, City Planners; William Basinger, ZBA Member; Gary Tressel, Hubbell, Roth and Clark, Inc.; Les Haight, Historic District Commission Chairman, Douglas Roeser, City Council; Sharron Catallo, Mayor.

Terry Croad presented an overview of the current draft of the proposed Zoning Ordinance by going through each article and pointing changes and/or additions from the existing Zoning Ordinance.

Public Comments

Carol Eberhardt asked about parking commercial vehicles in residential districts. She stated she felt residents should not park oversized vehicles in residential districts. Also, the present draft would allow the storage of refuse for up to a month before removal was required. Mrs. Eberhardt said she felt a month was too long.

Mrs. Eberhardt also asked if non-conforming uses can be expanded upon. Front yard fences were also discussed. The proposed ordinance would allow fences in the front yard not to exceed three feet in height. Mrs. Eberhardt asked if shrubs would be treated in the same manner with regards to height.

Mrs. Eberhardt was informed that the Historic District Ordinance would remain the same as it is now.

Bill Basinger discussed substantial alterations, Page 2-36. He questioned the wisdom of the language. Also, Basinger questioned the two-family residential as listed in Page 5-2. Page 11-5 concerned Basinger with regards to design standards. He stated he felt that was the job for the Historic District Commission. Basinger's commented on pages 14-5 F., 14-8, 15-1 (Height limits, domes, cupolas. A typographical error on page 16-1, Section 16.00, was noted. Pages 25-5 and 25-9 regarding two-family units discussed for clarification.

Douglas Roeser requested clarification on Section 22.06 regarding signs. The 100 square foot allowance was discussed and the proportionate

allowance of allowable square footage of signs. Internally illuminated signs were discussed.

Sharron Catallo requested clarification on pages 2-35 and 2-36. The City Attorney will be asked to check the definition of structural alteration. Definition of swimming pools and hot tubs, Page 2-36, was to be studied for clarification. Page 11-1 G regarding service stations, Karen Sanderson had asked that service stations not be eliminated.

David Birchler representing Waldon Associates asked that it be made a part of the record that there has been a request for Village Office zoning. Previous correspondence has been submitted to the Planning Commission in which there was a request for this zoning and examples have been furnished to the Planning Commission. Mr. Birchler asked that this item be addressed as soon as possible as he had to leave the hearing due to a death in the family.

Corian Johnston commented that the ordinance is large and complicated. He further commented that the signage at Depot Road and at the north end of the City was unsightly.

Les Haight, Chairman of the Historic District Commission was concerned about Section 11.03 regarding Village Commercial development standards. Surrounding buildings should be considered in the Historic District.

Bowen Broock asked for clarification on size of signs. Proportion of signs to buildings was questioned.

James Schultz agreed with Corian Johnston as to the large size of ordinance.

Rhoda Haight asked about landscape height, trees, and plantings.

The letter regarding Village Office District dated June 24, 1998, from Birchler Arroyo Associates, Inc. is attached to these Minutes to become a part of the official record.

Planning Commission Comments:

Robyn Johnston asked to present her comments later in the meeting. Later in the meeting some changes were made to the draft and clarification was made on other items.

Kelley asked to comment for Anne Clifton on Kennels, exterior colors (page 11-6), who is going to enforce, should the City be enforcing painting; home occupations, contractors.

Secatch asked about page 14-2, living in basements and the height of fences for swimming pools.

Huttenlocher asked for further clarification on design standards; he felt the Historic District Commission should handle this. Zoning of the City Hall property was questioned.

Kelley questioned as to how parking funds will be controlled when there are fees collected for parking. A separate ordinance would be required for parking fees.

Secatch stated that legal paperwork has made a long ordinance longer; parking and a new group of signs also add to the ordinance size.

(After a ten minute break, the following discussions were held.)

David Birchler from Birchler Arroyo Associates representing Robert and Deanna Olsen of the Waldon Associates group referred to a letter submitted dated June 24, 1998, (attached) with Village Office zoning discussed. He highlighted and reiterated as follows:

Village Commercial was structured on Master Plan. The concern is that certain properties located closely to downtown are better suited for office development. City Council and Planning Commission made it clear that rezoning to Commercial would not be approved. Because of deficiencies, Village Office zoning is proposed so there is an alternative to Village Commercial. Nothing is in the ordinance but Village Commercial, Multiple and Single Family residential. Many uses are allowed in Village Commercial. Birchler said he felt we ought to consider this zoning (Village Office) and that it is compatible with all the other existing districts and would not allow all other commercial uses. Birchler said they are not assuming they could do a better job than our planner, but is asking that the City look at Village Office and see if we can come up with this zoning. Regarding payment in lieu of parking spots, the City of Rochester's plan was Birchler's idea and works well in Rochester.

Terry Croad stated that he knows this particular issue (Village Office) was discussed during Master Plan process. Croad said he does not disagree with Village Office; however, because there is limited geographical area of community and it is a fully-developed community, he referred to City Attorney Ryan comments regarding a number of issues. The Village of Clarkston is a recognized historic mill town. The limited land use and size of city, and because we are part of general Independence Township area, it is recognized that not all land uses can be accommodated in the City of the Village of Clarkston. Availability of those other uses can be in the Township, i.e. Village Office. Significant natural features and slope would require extensive reworking to accommodate office in the subject parcel(s). During the Master Plan study, Village Office was suggested. The Planning Commission and residents decided that there needs to be a break between residential and commercial. Waldon Road, is a break, a gateway to Village Commercial, a physical entrance. All issues were discussed and the conclusion during the Master Plan study was a decision based on limited size and geographical area. Office uses exist within Village Commercial. It is the appropriate time to review this issue, but all types of commercial uses are allowed in the Village Commercial districts. Several designations for different areas best promotes health and growth by one Commercial District.

Secatch stated that the majority of the people on the Planning Commission and City Council want to keep it (Waldon property)

residential. The people that spoke in Public Hearing were for residential. Office is in the Downtown area.

Huttenlocher commented on the Master Plan issue. Corners of the City for Residential Multiple were considered, but eliminated from the Master Plan. Concerns of Council and residents are that encroachment into residential area is a concern, and changing the Waldon property to Village Office would be encroaching on the residential areas.

Croad stated that the areas across the street are Historic District Homes and this is the logical place to draw the line.

Kelley stated that there are historical homes across the street and how do we protect those homes. Kelley said he has put a lot of effort and money across the street into a historic home.

Croad stated that an effort is made to research issues and take them one by one.

The Public Hearing was adjourned and the Planning Commission opened a regular meeting.

The Planning Commission went through a list of questions that Robyn Johnston posed, and a revised draft of the proposed Zoning Ordinance will be prepared by Terry Croad and presented to the Planning Commission for forwarding to the City council.

Respectfully submitted,

Artemus M. Pappas
Recorder