



City Planning Commission
1315 S Washington Avenue
Council Chambers – Room 205
989-754-8222

Minutes

Special Meeting Tuesday, February 18, 2024

I. **Call to Order** – Commissioner Milne called the meeting to order at 4:32 p.m.

II. **Roll Call** – Staff Gollin took roll.

Present: Yolanda Bland, Michael Foust, Floyd Kloc, John Milne, Bill Ostash and Rachel Weidinger

Absent: Brenda Moore, Jack Nash and Charlene Orange

Staff: Cassi Zimmerman, Bob Gollin, Attorney Amy Lusk

III. **New Business**

Presentation of Article 4 and Article 5 of proposed zoning ordinance rewrite. Andy Aarmodt, Giffels Webster, outlined the specific changes being proposed.

Article 4, Use Standards, which apply to specific land uses, help to address anticipated impacts related to land use. Many of the use standards from the current zoning ordinance will be consolidated into this Article. It also includes standards that are currently embedded in definitions and lists of the district uses. He pointed out that the key changes will include Accessory Dwelling Units, allowing for more parking flexibility within residential areas, and minor changes related to pedestrian circulation, screening and temporary accessory buildings.

Discussion regarding distancing between Adult Foster Care facilities ensued. It was decided to keep distancing requirements for the larger Adult Foster Care facilities. Another discussion included Accessory Dwelling Units (ADU) and requirements for architectural design compatibility with the primary residential unit.

Article 5, Site Standards were discussed. These apply to site improvements required with development or redevelopment of property. Proposed changes included off-street parking requirements, parking reduction strategies, signs, landscaping and screening, lighting and traffic viability.

Commissioner Moore entered the meeting at 5:35 pm

Off-street parking was discussed for 3 and 4 unit residential structures. The off-street parking requirement remains; however, the Planning Commission could grant parking reductions if documented proof can be provided. Some parking requirement standards were reduced from the current code. Mr Aarmodt also pointed out that a maximum parking standard is also proposed to 120%.

There was discussion regarding lighting intensity on static signage and on electronic messaging boards; distancing of Adult Foster Care facilities; lighting requirements; and public art components. It was decided that some modifications to the language will be considered.

IV. **Public Comment**

Public Speakers:

- Ted Papesh, 806 Oakley
- Carly Hammond, 107 S Washington Ave
- Joyce Seales, 255 N Woodbridge

IX. Adjournment

Motion by Commissioner Moore, seconded by Commissioner Ostash to adjourn the meeting at 7:48 p.m. 7 ayes, 0 nays, 2 absent. Motion approved.

Prepared and submitted by

Robert Gollin,
Urban Planner