

**CITY OF ORCHARD LAKE VILLAGE**

**MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**

**DECEMBER 1, 2015**

Chair Valvona called the Regular December Meeting of the City of Orchard Lake Village Planning Commission to order at 7:00 p.m. on December 1, 2015 at City Hall, and led the Pledge of Allegiance.

**ROLL CALL**

**PRESENT:** Chair Valvona, Commissioners Sutschek, Dziuba, Sonnevile, Pedell and Krause.

**ABSENT:** Vice Chair Wade and Commissioner Birrell

**STAFF:** Director of City Services McCallum

**GUESTS:** Jackie Beach and Mayor Finkelstein

Chair Valvona indicated that Vice Chair Wade was on vacation and Commissioner Birrell had a health issue and was unable to attend tonight's meeting. Chair Valvona asked Commissioners to excuse Vice Chair Wade and Commissioner Birrell from attending tonight's meeting.

**A MOTION WAS OFFERED BY COMMISSIONER KRAUSE AND SECONDED BY COMMISSIONER SUTSCHEK TO EXCUSE COMMISSIONER BIRRELL AND VICE CHAIR WADE FROM ATTENDING THE DECEMBER 1, 2015 PLANNING COMMISSION MEETING.**

**MOTION CARRIED 6-0**

**NOVEMBER 4, 2015 MEETING MINUTES APPROVAL**

Commissioner Sonnevile indicated that at the previous meeting Commissioner Magnell pointed out that the current Ordinance prohibits awnings in Orchard Lake and some businesses already have awnings installed. Commissioner Sonnevile questioned whether the Commission wishes to eliminate awnings in the Ordinance.

Commissioner Sutschek suggested that this subject be discussed at a later time and not during the approval of the minutes.

**A MOTION WAS OFFERED BY COMMISSIONER PEDELL AND SECONDED BY COMMISSIONER KRAUSE TO APPROVE THE NOVEMBER 4, 2015 PLANNING COMMISSION MEETING MINUTES.**

**MOTION CARRIED 6-0**

## **PROPOSED CHANGES TO THE ZONING ORDINANCE REGARDING INSTITUTIONAL USES**

Chair Valvona indicated that he reviewed the ordinance and all the changes were made and are correct but there are discrepancies in the current Ordinance and he mentioned that the Planning Commission can make the revisions on the proposed Ordinance.

Chair Valvona proposed the revisions as follows;

1. Page two (2) of the Ordinance, Section 8.02A (B), add "Section 2.02" after defined in Article II.
2. Page two (2), Section 8.02A (C), add "Article II" before Section 2.02.
3. Page two (2), Section 8.02A (A), add "Article IV" before Section 4.32.
4. Page two (2), Section 8.03 (B), add " As defined in Article II, Section 2.02" after Institutional Uses
5. Page two (2), Section 8.03 (C), add "Article II" before Section 2.02.
6. Page two (2), Section 8.03 (D), add "Article II" before Section 2.02.
7. Page three (3), Section 9.02A (A), add "Article II" before Section 2.02.
8. Page three (3), Section 9.02A (B) should read the same as Section 8.02A (B) on page two (2).
9. Page three (3), Section 9.03, Sub-Sections A-D should read the same as Section 8.03, Sub-Sections A-D
10. Page four (4), Section 10.02A (A), Add "Article IV" before Section 4.32.
11. Page four (4), Section 10.02A (B) should read the same as Section 8.02A (B) on page two (2).
12. Page four (4), Section 10.03, delete Sub-Section C
13. Page four (4), Section 10.03, Sub-Sections A-D should read the same as Section 8.03, Sub-Sections A-D

Commissioner Sutschek questioned why the banks are listed as special use in Zone 5. Director of City Services McCallum responded that banks usually have a drive-thru and that could be the reason why it is listed as a special use; Director of City Services McCallum indicated that he will contact City Planner Doozan for clarification and get back with the Commission.

Commissioners agreed to make the above changes.

**A MOTION WAS OFFERED BY COMMISSIONER KRAUSE AND SECONDED BY COMMISSIONER DZIUBA TO APPROVE THE PROPOSED CHANGES TO THE ZONING ORDINANCE REGARDING INSTITUTIONAL USES WITH THE ADDITIONAL MODIFICATION TO THE CURRENT ORDINANCE AND SET FOR PUBLIC HEARING AT THE NEXT REGULAR PLANNING COMMISSION MEETING.**

**MOTION CARRIED 6-0**

**PROPOSED CHANGES TO THE ZONING ORDINANCE, ARTICLE 2, SECTION 2.02, ARTICLE 4, SECTION 4.15 AND ARTICLE 13, FOOTNOTE L - ACCESSORY BUILDING AND STRUCTURE**

Chair Valvona asked whether the height of dog houses should be regulated. Director of City Services McCallum indicated that the current ordinance states that a dog house shall be counted as one of the two permitted accessory buildings only if it is greater than 16 sq. ft. or taller than 48 inches. If the dog house is counted as an accessory building, then it should meet the height requirements of 15 ft.

Commissioner Krause indicated that on page 10 of the Ordinance, under permitted accessory structures, Antenna Facilities should be directed to Section 4.15G instead of 4.15H.

Commissioner Sonnevile questioned the language of page 13, Schedule of Regulations (Footnotes). Commissioner Sonnevile asked if the proposed language replaces any of the current footnotes or it is new language being added.

Director of City Services McCallum indicated that the language on page 13 is the replacement for footnote (L) in Article XIII, Schedule of Regulations.

**A MOTION WAS OFFERED BY COMMISSIONER PEDELL AND SECONDED BY COMMISSIONER KRAUSE TO APPROVE THE PROPOSED CHANGES TO THE ZONING ORDINANCE, ARTICLE 2, SECTION 2.02, ARTICLE 4, SECTION 4.15 AND ARTICLE 13, FOOTNOTE L - ACCESSORY BUILDING AND STRUCTURE WITH THE ADDITIONAL CHANGES AND SET FOR PUBLIC HEARING AT THE NEXT REGULAR PLANNING COMMISSION MEETING.**

**MOTION CARRIED 6-0**

**NEW BUSINESS**

Chair Valvona stated that a review of the Master Plan is coming up per State requirements. The State requires that the Master Plan be reviewed every five years. It took the Commission two years to update the last Master Plan. Chair Valvona indicated that only minor revisions are needed to update the City Master Plan, such as the new Walgreens development.

Commissioner Sutschek indicated that the reason that it took two years to update the previous Master Plan was because all the revisions were done by City staff and Planning Commission, where other communities hire a consultant to do all of the revisions.

Commissioner Sutschek indicated that typically, the City has not permitted high density development such as condominiums or senior homes. Commissioner Sutschek suggested that the Planning Commission address the possibilities of high density development in the Master plan for these type of facilities.

**ADJOURNMENT**

**THERE BEING NO FURTHER BUSINESS, COMMISSIONER PEDELL MOVED TO ADJOURN THE MEETING AT 8:22 P.M. COMMISSIONER KRAUSE SECONDED THE MOTION.**

**MOTION CARRIED 6-0**

VINCE VALVONA

CHAIRMAN

RHONDA MCCLELLAN

CITY CLERK

NY

12/22/2015