

CITY OF CHARLEVOIX
PLANNING COMMISSION MEETING MINUTES
Monday, September 10, 2018 - 6:00 p.m.
210 State Street, City Hall, Council Chambers, Charlevoix, MI

A. Call to Order

The meeting was called to order at 6:00 p.m. by Chair Chamberlain.

B. Roll Call

Chair: Sherm Chamberlain

Members Present: Ben Edwards, Toni Felter, Brian Gelb, Dennis Halverson, Jennifer Muladore, Phillip Parr, RJ Waddell

Members Absent: Rick Golding

Staff Present: Kathy Egan, Community Planner Networks Northwest

Chair Chamberlain welcomed Ben Edwards as a new Commission member.

C. Inquiry into Potential Conflicts of Interest

D. Approval of Agenda

Motion by Member Halverson, second by Member Parr to approve the agenda as presented. Motion passed by unanimous voice vote.

E. Approval of the August 13, 2018 Minutes

Motion by Member Waddell, second by Member Parr to approve the minutes of August 13, 2018 as presented. Motion passed by unanimous voice vote.

F. Call for Public Comment Not Related to Agenda Items

G. New Business

1. Housing Article

Chair Chamberlain felt that the article was a good synopsis of what the Commission had been discussing relative to housing in Charlevoix. He stated that Charlevoix had some issues with average working residents finding affordable housing in the community. Planner Egan stated that they planned to take the walking tour with the Commission members next month. Discussion followed regarding panelized homes, the new Pepperdine development, the difficulty workforce faces when trying to purchase an affordable home, and non-conforming uses in R-2 residential zoning.

H. Old Business

1. Continuation of Public Hearing: Zoning Ordinance Amendment #1 Housekeeping

Chair Chamberlain stated that they held one public hearing and he re-opened the public hearing from the last meeting. There was no comment and the item was closed.

Member Waddell stated that a triangular shaped property on Park Avenue and Antrim Street sold with an existing house and he felt the home fills the corner lot even though it is a triangle. He reviewed Section 5.11 that states that "the Zoning Administrator picks the dominant orientation for the property". He stated that the property in question was a through lot and he wanted to be sure that Sections 5.11 and 5.71 gives the Zoning Administrator the power to determine how the lot is oriented. He noted that the property had no back or side yard based on the orientation of the house and Planner Egan agreed with his interpretation.

Motion by Member Waddell, second by Member Felter to approve Zoning Ordinance Amendment #1 Housekeeping as amended to go forward to the City Council. Motion passed by unanimous voice vote.

I. Staff Updates

J. Request for Next Month's Agenda or Research Items

Chair Chamberlain stated that Planner Egan would be preparing the walking tour presentation for the next meeting. He stated that they were also going to look at City-owned properties and any potential for such properties to be developed as workforce housing.

K. Adjournment by 8:00 PM Unless Extended by Motion

Motion by Member Waddell, second by Member Parr to adjourn the meeting. Motion passed by unanimous voice vote.
Meeting adjourned at 6:33 p.m.

Joyce M. Golding/fgm

City Clerk

Sherm Chamberlain

Chair