

# Planning Commission

## Regular Meeting Minutes

Thursday, March 2, 2017  
7:00 p.m., Council Chambers



City of South Haven

### 1. Call to Order by Larry Heinig at 7:00 p.m.

### 2. Roll Call

Present: Bill Fries, John Frost, Clark Gruber, Suzanne Loafman (7:07), Brian Peterson, Larry Heinig,

Absent: Steve Miles, Dave Paull, Judy Stimson

Motion by Fries, second by Peterson to excuse the absent members.

All in favor. Motion carried.

Also present: Linda Anderson, Planning & Zoning Administrator  
Jenna Levin, Planning & Zoning Administrator

### 3. Approval of Agenda

Motion by Gruber, second by Peterson to approve the March 2, 2017 Planning Commission Regular Meeting Agenda as presented.

All in favor. Motion carried.

### 4. Approval of Minutes – January 5, 2017

Motion by Peterson, second by Fries to approve the January 5, 2017 Planning Commission Regular Meeting Minutes as written.

All in favor. Motion carried.

### 5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

None at this time.

**NEW BUSINESS: Public Hearing**

**6. Maple Gate, LLC Site Plan Revision**

Levin reviewed the request. *Maple Gate, LLC is requesting approval of a Site Plan Amendment to enable single-family residential lot buyers to construct a slightly larger floor plan on eight (8) of the eleven (11) units than shown on the original documents approved as a Condominium by the Planning Commission in August 2005. It is now a PUD under the current zoning ordinance and is zoned R1-B.*

*The applicant determined the previously approved building floor area and parking was not sufficient in the market and has amended the site plan to expand the floor area and to permit the buyer to hire any contractor and build any home within the limits of the R1-B zoning. These provisions will be included in the Master Deed.*

*The amendment would enable larger homes and two (2) instead of one (1) parking spot per unit. This is aligned with the zoning ordinance, Section 1800.13.Parking.*

*Larry Halberstadt, City Engineer, was consulted on the Site Plan Amendment to determine if the proposed revisions impact the public water main and sewer mains installed to serve this development. He concluded there is no impact.*

*Halberstadt also reviewed the impervious area that would be created due to the larger building footprints. He compared it to the original drainage calculations performed in 2005/2006 and found the original calculations included some additional building footprint area, which were included in case future changes were desired. As a result, the proposed changes in this Site Plan Amendment should not impact the volume of storm water detention required for the site.*

*The Site Plan Amendment will also not impact approved setbacks, lot lines, open space, or development density.*

Levin noted someone contacted to us about how this amendment will impact the building envelope, and referring to the site plan, indicated that this revision does not change the building envelope, just changes what is able to be built within that building envelope.

Motion by Gruber, Fries to open the public hearing.

All in favor. Motion carried.

Tim Woodhams, Civica Engineering, Kalamazoo. Spoke about doing this project back in 2005; the market forces have dictated the addition of a 2-car garage instead of a 1-car garage. That is the extent of the changes of the project at this point.

Dorothy Appleyard, 806 Wilson Street. Spoke about her recollection that there were significant drainage issues after the initial phase of building was done, which resulted in damage to adjacent properties. Wanted to know if anything has been done to address that.

Levin noted that the drainage issues have been resolved; the city engineer has increased the detention are to ensure that the detention area is suitable for the property, in fact it is overbuilt for the extent of a complete future buildout.

Motion by Gruber, second by Peterson to close the public hearing.

All in favor. Motion carried.

Gruber noted his familiarity with this property and reiterated that looking at this project and the houses that are there, the market has changed a little bit, but by staying within the building envelope, this fits exactly with what we are looking for. Over time things have changed but the development still fits in that area.

Motion by Gruber to approve the site plan amendment for Maple Gate, LLC; second by Frost.

Anderson, point of order, you are making a recommendation to City Council.

The motion was amended to make a positive recommendation to City Council for the site plan amendment requested for Maple Gate LLC.

All in favor. Motion carried.

## **OTHER BUSINESS**

### **7. Discussion of Possible Text Amendment – Jim Marcoux (Limit 10 minutes)**

*Mr. Jim Marcoux would like the Planning Commission to consider a proposal to amend Section 401.02 to allow for new development of two-family dwellings in the R-1A zoning district. Mr. Marcoux has designed a plan for a two-apartment dwelling within a home that resembles a single-family structure. His intent is to provide low to moderate income housing in R-1A neighborhoods.*

Jim Marcoux, 15 Chippewa Court. Asks that the Planning Commission consider changing zoning for R-1A (and would apply to R-1B as well) to allow duplexes, not for summer rentals, that would fit in existing lots. "I have a problem in my business; we've gravitated to a seasonal city, the number of employees that are coming into town is growing greatly. The number one problem with restaurants downtown, we can find people, the next problem is finding a place for them to live. A number of these people (and its part of the restaurant business) struggle and a lot of them don't own cars. It would enable them to walk to work, and allow them to do something we haven't seen for years. We've lost the middle class in this town; we have a tremendous number of retirees and second home owners, and that's great. We need to do something to accommodate people who are in need of affordable housing for year-round living."

Marcoux thinks duplexes are the way to go, for narrow lots; they will fit on a 50x100 ft lot without any setback restrictions. "We, my son and I would like to see the city put whatever restrictions you want on such, like not allowing weekly or monthly rentals; we need year-round housing that is affordable. I'd be happy to answer any questions."

Gruber asked if you can get four parking spaces on something like that to which Marcoux responded that yes, with a 50x100 lot with a drive to a detached garage in the rear and they would also have the drive to park cars.

Peterson asked it could be stipulated for perpetuity that this house will not be used to be seasonal rental.

Marcoux said when the rental debate was happening, there was debate over whether short-term rental houses were commercial vs. residential. Not sure it's possible through taxing. Frost stated that the ordinance would have to be changed to say 12 per single lot rather than 12 per unit.

Gruber commented that the internet chatter immediately went to: "There will be 12 in each unit, instead of any reasonable discourse. Gruber added that Council has often spoken about the need for affordable housing, not just for restaurant workers, but teachers, even. Gruber said we do need affordable housing; it's interesting to look at how to potentially manage this. Gruber also commented on there being some housing stock in the city that is pretty tired.

Marcoux noted that he was active with HDC, that's for low income and will probably be subsidized. Marcoux said he sold many of the homes Gruber just referred to; that's the kind of house we're talking about.

Loafman asked if Marcoux and his son would own and manage the proposed duplexes. Marcoux said in a perfect world he'd like to do a development with a retirement home; some affordable housing; maybe some for more affluent.

Marcoux noted that he is talking about doing this on Fruit Street and South. Those lots are not selling; they are sitting vacant; they're very inexpensive.

Fries said what raised the fur on some people's backs is that they are duplexes. "Is it possible to do single family homes instead of duplexes?" Marcoux said because of the past and what happened with duplexes, you need to get a break on the taxes for a single family home to work.

Heinig thanked Marcoux noting that maybe we can discuss this as we go forward with the Master Plan.

An audience member asked if they could speak to this to which Heinig responded when we have specific amendments we will have a public hearing and welcome public comment.

## **8. Zoning Ordinance Amendments – Set Public Hearing date**

*Since the adoption of the Master Plan in 2011, the Planning Commission has been working on amendments to the ordinance intended to support the Plan's recommendations. In addition, the Commission has worked on some general housekeeping amendments such as clarifying certain use groups and adding several new definitions.*

*These proposed amendments are minor changes to help the Zoning Ordinance clarify regulations, be less redundant, and promote more sustainability in the City.*

*Of particular interest are the provisions to modify dwelling unit parking regulations in the Central Business District (CBD) to promote development, purchase, and occupancy of the apartments above the businesses; a primary goal of the 2011 Master Plan. Additional provisions of interest are to replace the use of 'Church' and 'Temple' with 'Religious Institutions' throughout the Ordinance, to minimize the amount of Site Plan copies necessary from 15 to 3 with an electronic copy, to require traffic studies to be conducted for large traffic generator developments, and to modify zoning districts where Adult entertainment facilities are permitted as a special use.*

The purpose of this item is setting a date to review amendments and a public hearing.

Heinig asked if we can handle this at our next regular meeting. April 13 is our next regular meeting per Levin.

The date of April 13 was set by consensus.

## **10. Commission Comments**

Gruber: Thanked those who read the packet and wanted to comment on it.

Heinig: Formally welcomed Jenna.

Peterson: Thought it was appropriate to thank Linda.

Anderson: Noted it is her last Planning Commission meeting and told the commission they were the best Planning Commission she has ever worked with.

## **11. Adjourn**

Motion by Peterson, second by Loafman to adjourn at 7:26 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom  
Recording Secretary