

# Planning Commission

## **Work Session Minutes** **Wednesday, October 21, 2015** **10:00 a.m., Conference Room A**



**City of South Haven**

The meeting was called to order 10:00 a.m. Present were planning commission members Peterson, Smith, Stimson, Webb, Frost and Heinig. Chair Paull arrived at 10:20 a.m. City attorney Nick Curcio attended via speaker phone. Zoning administrator Anderson and Deputy Police Chief Thompson were also in attendance.

Options were discussed for alleviating parking congestion in certain neighborhoods, especially those with narrower than normal street right-of-way. Discussion included requiring extra parking spaces for houses with more than five (5) bedrooms, limiting bedroom size and parking by permit with a specific number of guest passes available for residents. There was also some discussion of limiting street parking in neighborhoods with narrow streets. This could be accomplished through establishing zones of no street parking. It was also discussed that many other options would need to be based on having a registration requirement for rental houses and additional enforcement staff.

Alternate shared parking lot options were discussed such as leasing school parking areas during summer months and the possibility of rental management groups developing private parking areas outside of the CBD.

Webb and Frost stated that their rental properties generally have extra off street parking available. For example, the house being constructed on Cass Street has space for six (6) cars off street. Frost said his two (2) houses have six (6) and eight (8) spaces available. There was some discussion that the larger houses were not the problem per se but that indifferent owners were likely the problem. Small rental houses could be just as problematic, especially with lower weekly rental costs.

It was decided that Heinig would do some research into permitting programs in other cities. Thompson would check into the ordinances involving overnight parking in city lots and she will also prepare an article about expected renter behavior to put on the police website. Attorney Mark Manning is assisting with this and it will be sent to staff for review prior to posting. Anderson will request maps be prepared showing areas of the city with narrower than normal street widths and schools in the area. Peterson and Stimson will continue to survey other cities regarding their rules for addressing rental parking.

The committee agreed that, while parking may be addressed through a number of methods that alone will not address issues of overcrowding and noise. Staff was asked that when the narrative is prepared for council that this is clearly explained.

Next meeting on Wednesday, October 28, 2015 at 11:00 a.m.

The meeting was adjourned at 12:15 p.m.

RESPECTFULLY SUBMITTED,  
Linda Anderson, Zoning Administrator