

## Planning Commission Minutes

Regular Meeting October 13, 2009

Planning Commission Chairman Dunham called the meeting to order at 7:00 PM.

**Members Present:** Boyd, Grey, LaPointe, Kenney, Mortier, Gloden, and Dunham

**Members Excused:** None

The agenda was accepted as presented.

The minutes from the September 8, 2009 meeting were approved with one correction.

### Public Hearings

- None

### Public Comments

- None

### Existing Business

1. Proposed Ordinance 2009-05: Accessory Structures

The Planning Commission continued its review over the proposed update to the regulation of accessory structures. The Planning Commission discussed the best means to regulate carports, porticos, lean-tos, and covered storage areas on accessory structures. The Planning Commission reviewed pictures of different design options for each, and how the draft would or would not regulate them.

No action was taken, Wolff was directed to modify the draft based on the discussion.

2. Master Plan Focus Groups: Follow-ups

Wolff presented the PowerPoint to the Planning Commission that was used in the focus groups. He discussed the feedback from the meetings. Specifically people expressed a desire to see increased walking and bike paths, a walkable connection from one side of the lake to the other, and high standards in building design.

Wolff also highlighted a scale display of the Coldwater Road area to help illustrate how different code options might impact development in that corridor.

### New Business

1. Land Use Classification Request

The Planning Commission reviewed a request from Rick Bishop for a land use classification. Mr. Bishop is considering a mix use of retail and manufacturing. Presently no zoning district in the Village also that combination of mix use, but the zoning ordinance allows the Planning Commission to determine what district a use may be located in as a Special Land Use if that use is not addressed in the code.

In reviewing the request, the Planning Commission discussed whether or not the use would best be suited for the Industrial District or the East Coldwater Business District. Wolff discussed that in his opinion it could be view in a similar fashion to a "brewpub."

He also stated that in his opinion as the Zoning Administrator the most logical way to address this was to establish a percentage of space ratio to determine what district the use could be situated in.

A motion made by Kenney, seconded by Mortier, to classify a mix use of non food/beverage retail and manufacturing/production/processing by the following ratio: If the retail use is equal to or greater than 51% of the square footage of the primary structure the use shall be allowed as a Special Land Use in the East Coldwater Business District, if less than 51% of the primary structure's square footage use is dedicated to retail use, the use shall be allowed as a Special Land Use in the Industrial District. .

ROLL CALL VOTE; YEAS: Kinney, LaPointe, Gloden, Boyd, Mortier, and Dunham; NAYS: Grey; MOTION CARRIED (6-1-0)

2. Coldwater Business Districts Review

Due to the time, this item was tabled until the November meeting.

**Public Comments:**

- None

With no further business the Planning Commission adjourned at 10:03 PM.

X

Jeffrey P. Grey

Village Clerk

Village Clerk X \_\_\_\_\_