

Planning Commission Minutes

Regular Meeting November 10, 2009

Planning Commission Chairman Dunham called the meeting to order at 7:01 PM.

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

Members Absent: None

The agenda was accepted as presented.

The minutes from the October 13, 2009 meeting were approved as presented.

Village Manager Wolff submitted a report to the Planning Commission regarding the upcoming ZBA meeting, code enforcement, and progress on the Village's salt barn.

Public Hearings

- None

Public Comments

- Larry Hiither of Queens Way: Thanked the Village for the extent to which technology is being utilized to increase public involvement. He commented on the website and the technology upgrade to the Council Chambers.

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 and made changes to the proposed definitions. Changes were also made reflecting the Planning Commission's desire to prohibit free standing carports.

A motion was made by Grey, seconded by Mortier, to recommend adoption of proposed ordinance 2009-05 to the Village Council. VOICE VOTE: MOTION CARRIED UNANIMOUSLY 7-0-0.

2. Coldwater Business Districts

Wolff presented a series of questions to the Planning Commission regarding things which may need to be reviewed or amended in the Coldwater Business Districts. Those questions and concerns were as followed:

- *In the WCBD single family dwellings are permitted. Is this something should continue to allow? If so, should we revamp the design requirements so that the businesses take on a form that more closely resembles a dwelling?* After discussion the Planning Commission felt that single family dwellings continue to be permitted on single lots, and that form elements should added to the code which result in a style of structures which could be used as either dwellings or office uses.
- *In the ECBD the code allow "mini-warehouses" and "seasonal plant/food stands."* Is this something we desire to continue? Wolff recommends that if they are allowed,

that they be restricted to Baseline Road and not Coldwater Road. Or, mini-warehouses made a permitted use in the Industrial District. After discussion, the Planning Commission felt that prohibiting seasonal plant and food stands would be more desired, and that mini-warehouses should be on Baseline Road parcels and Industrial parcels, not Coldwater Road parcels.

- *Wolff questioned if gable roof ends over doors if some type of architectural enhancement is made?* The Planning Commission felt that gable ends over entrance ways would be appropriate, provided that the gable was part of a hipped or mansard roof.
- *Wolff recommend prohibiting vinyl siding, T-111, brick veneer, and aluminum siding on façades facing parking lots and right-of-ways.* The Planning Commission discussed this, and requested more detail on the materials. They also discussed allowing a limited percentage of the façade to contain these materials.

The Planning Commission discussed being more flexible with the landscaping requirements of the code and screening barriers. The Planning Commission discussed reviewing the percentage of transparent glass required on façades facing right-of-ways and parking lots.

New Business

1. Proposed Ordinance 2009-04: Fences

Proposed Ordinance 2009-04 was returned to the Planning Commission by the Village Council. Gloden and Kenney both questioned what specifically the Council would like to see in the ordinance. Wolff shared the comments of the Village Council, and highlighted one of the main concerns of enforceability.

Wolff also addressed a main concern of the Council that both the Village and LIPOA have similar regulations, and that both entities need to work together to draft a set of regulations different than what each presently has.

Dunham requested that he and Wolff meet to discuss how to proceed.

Without objection, this item was tabled until Dunham and Wolff could meet to present a condensed version to the Planning Commission and Village Council.

Public Comments:

- Mike Scherba of Lincoln Drive: Stated that he feels it is excessive to require certain garage doors to contain windows. He also suggested that the Village adopt the LIPOA rules on fences.

With no further business the Planning Commission adjourned at 9:23 PM.

X

Jeffrey P. Grey
Village Clerk