

Agenda St Ignace Planning Commission 10-11-22 7 PM City Hall and on Zoom

Zoom ID: 816 6123 8275

(1) Call to Order

(2) Roll Call

(3) Approval of Minutes

(4) Approval of Agenda

(5) Public Comments (limited to 2minutes per person) and Communications Concerning Items Not on the Agenda

(6) Scheduled Public Hearings

upcoming- City Council to hold public hearing on changes to the STR ordinance recommended after the PC September meeting. 10-17-22 6 PM. council to vote afterward

(7) Unfinished Business

Redevelopment Ready Community Progress-

zoning code update- pending approval of funding from MEDC

Housing - additions to current code- ADUs, Bungalow Courts, Triplexes and Quads- see attached below. Form a subcommittee to write regs. for ADUs and Bungalow Courts

Outreach to the St. Ignace board of education, FYI: The St. Ignace Board of Education meets the third Monday of each month at 6:00 p.m. in the St. Ignace Middle School.

(8) New Business

(9) Other Matters to be Reviewed by the Commission

(10) Administrative Items

training attended

(11) Next meeting 11-8-22

12) Public Comments limited to 2 minutes per person

(13) Adjournment

| Table 153.072(c): Dimensional Requirement: Square footage for Accessory Dwelling Units and Home Conversion Units | | |
|---|----------------|----------------|
| Zoning District | Minimum | Maximum |
| R2 | 300 | 650 |

BUNGALOW COURTS

Typical Specifications

| | | |
|-------------------|-----------------------|-----------------------|
| Lot | Front-loaded | Alley-Loaded |
| Width* | 115–160 feet | 100–150 feet |
| Depth* | 100–150 feet | 100–150 feet |
| Area* | 11,500-24,000 sq. ft. | 10,000–22,500 sq. ft. |
| | 0.26-0.55 acres | 0.23–0.52 acres |
| Units | | |
| Number of Units | 5–10 | 5–10 |
| Typical Unit Size | 500–800 sq. ft. | 500–800 sq. ft. |
| Density | | |
| Net Density | 13-38 du/acre | 19–44 du/acre |
| Gross Density | 10-20 du/acre | 15–31 du/acre |
| Parking | | |
| Parking Ratio* | 1-2 per unit | 1-2 per unit |
| On-street Spaces | 5-7 | 5-7 |

| | | |
|--------------------------------------|--|-----------------|
| Off-street Spaces | 1 per unit max. | 1 per unit max. |
| Setbacks | | |
| Front* | 10–25 feet | |
| Side* | 5–15 feet | |
| Rear (main building)* | 5–15 feet | |
| Between Main and Accessory Buildings | 5–10 feet | |
| Building | | |
| Building Size | | |
| Width | 18–24 feet max. | |
| Depth | 24–36 feet max. | |
| Height (to eave)* | 12–18 feet max. | |
| Floors | 1-1.5 stories (Rear-most building sometimes 2 stories) | |
| * Varies based on context | | |

For Bungalow Courts, Tiny House villages, and ADUs

Locations: where are parcels that can accommodate moderate density (“missing middle housing” -between single family dwellings on large lots and urban apartments)- where is this type of housing acceptable?

Considerations for developers;
public transit is not part of the discussion in St. Ignace, but perhaps proximity to school, grocery, parks, downtown, airport, hospital? (in other words, population the housing is expected to serve)

Considerations for zoning regulations:

water and sewer necessary

% lot coverage by buildings- is 35% adequate?

traffic and parking

trash storage

fencing, play equipment, recreational vehicles, other items often found in yard spaces on single home lots

Allow by right: ADUs, and bungalow courts in any zone where zoning requirements have been met.