

Minutes St Ignace Planning Commission 8/10/21

(1) Call to Order - 7:01

(2) Roll Call

(3) Approval of Minutes - Rick moves to accept, Jim seconds, unanimous.

(4) Approval of Agenda - Sault Tribe will be commissioning a retail survey.

(5) Public Comments and Communications Concerning Items Not on the Agenda (6) Scheduled Public Hearings

(7) Unfinished Business

(1) Redevelopment Ready Community Progress - City Website should be launched within the next two-three weeks.

(2) Parking census and survey - walk through has been completed. A map will be provided. There will be many recommendations. EUP will provide a lot of information that can be used for a flexible parking plan free of charge.

(3) Progress Report CIP progress, projects submitted to the review group. Meeting rescheduled to Monday 8/16/21 at 10:30am.

(4) STR ordinance recommended updates - Betsy provided recommendations:

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(10) Change "Category 3 or 4" to "Category 2". Also add "and R4" to the districts that need a variance (end of that same sentence).

(11) WILL DELETE: "Separate permits are required to allow a property to be listed as both a long term and a short term rental unit. Michigan Building and Residency Codes must be met for each type of rental."

(12) Add: once granted, a variance allowing a Category 2 STR transfers with the property. Reiterate here "A new property owner must apply for a permit as described in this ordinance No. 38-364, part 2, (e) Permit (3) ownership.

k. change from 10 days to 90 days. That gives the people currently operating STRs plenty of time to turn in their applications, (\$50 non-refundable application fee) and it gives Council, the City Manager, and the PC time to institute a permit fee, and organize a means to enforce this ordinance.

The STR subcommittee advises using Granicus to administer the ordinance, and making the permit fee \$500 per year per permit. Giving us 90 days to discuss this topic seems reasonable. Rick proposes to change and send to council, Betsy seconds, unanimous.

(8) New Business: review suggested amendments to Chapter 38, Article IV Sec. 38-351 and Sec. 38-353 and 38-356.

Recommended change: Conversion of older and spacious buildings into residential units for one or more families is permitted provided they meet the standards of the Michigan Building and Residential Codes. This conversion, for the purpose of providing housing for permanent occupancy, may be located in any district, provided all construction meets current Michigan Building and Residential codes, and provided the footprint of the existing building and existing setbacks are maintained.

Ask Council to consider and call a public hearing regarding. -

Recommended amendment to chapter 38, Article IV Sec. 38-351 Conversion of older dwellings.

Conversion of older and spacious single-family dwellings into more than one-family units is permitted provided they meet the minimum floor space area standard of the zoning district in which they are located, except said conversion is not allowed in the R-1 district. (Ord. No. 600, 15.481, 2-21-2005)

Jim moves to make recommendation, Rick seconds, unanimous.

To be visited in the fall -

Recommended amendment to chapter 38, Article IV Sec. 38-353. Accessory building or use prohibited without a principal building or use.

No accessory building or use shall be used or engaged in prior to the establishment of the principal building or use upon the premises except as a construction facility for said principal

building. The use of an accessory building as a construction facility shall terminate upon completion of the principal building or buildings upon the premises.

AND In R2, Tourist Business and downtown districts where residential use is permitted, accessory dwelling units may be constructed for the purpose of providing housing for permanent occupancy for a period of 30 days or longer. These ADUs are permitted where there is sufficient land allowing setbacks as required by the zoning district in which they are constructed, and ADUs must meet current Michigan Building and Residential codes.

Add to Chapter 38 Article I In General Sec. 38-5. Definitions Accessory Dwelling Unit (ADU) An Accessory Dwelling Unit is a second, smaller dwelling unit either developed out of an existing single- family house (such as a basement, attic, or addition) or as part of an accessory structure (such as a converted garage or carriage house).

** our current definition of Dwelling Unit is “a building, or separate and distinct part thereof, designed for permanent occupancy as a house or residence, with complete cooking and bathroom facilities for the exclusive use of the occupants.

Additional comments: The recommended change in Sec. 38-351 could result in warehouses or other commercial buildings in residential or commercial districts being converted into living space.

If there is a property that is suitable for an ADU except for the setbacks, a variance would be needed for now. This would be a way for a property owner to show that requested setbacks are adequate and similar to existing properties. (Few of our setbacks are what is written in the current code.)

(9) Other Matters to be Reviewed by the Commission;

(1) Recommend exploring funding and MEDC to pursue grant funding for reevaluated zoning code reform. Recommending consulting firms to help modernize the zoning code reform. To also remove excessive language within zoning.

(2) Sault Tribe is reviewing a retail study. Proposing Moran Township, Evergreen Shores, and St. Ignace Business district begin a cooperative relationship.

(10) Administrative Items training attended Rick - Building

Darcy and Stephanie - Citizen Planner course (11) Next meeting - 9/14/2021

(12) Adjournment - 8:15PM