

Agenda St Ignace Planning Commission 3/14/23 7 PM City Hall and on Zoom

Zoom ID: 860 2427 3736

- (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
- (7) Unfinished Business

Redevelopment Ready Community Progress We still have tasks to complete to qualify for RRC essentials. See Trello cards.

Here is one to start during the zoning update

RECOMMENDATION: In the zoning ordinance, establish a site plan review process including what requires site plan review, key steps, timelines and standards for approval.

RECOMMENDATION: In the zoning ordinance, clearly outline the roles of each key player in the development review process(es) including planning commission, staff, council and ZBA

UPDATE (Feb 2021): This card has been updated to RRC 2.0; expectation to include site plan approval standards moved over from former 3.1.5. City continues to be yellow on this front and we expect it to be addressed as part of the zoning update. The baseline found a lack of formal approval standards due to the lack of a documented process and that continues to be true. (CG)

BASELINE REPORT: Because the community has not seen a formal site plan review request in the last 10 years, it does not currently have a well defined site plan review process. This presents a unique opportunity to build one from the ground up using best practices from other communities & RRC.

There is not anything written down in the zoning code to say when site plan review is needed except for those that have to come before the PC. (PUD and Special Land Use)

Report from the housing committee: see attached recommendations and discuss. Plan to vote at this meeting to recommend something to B-R.

see email from Stephanie Baar - table developed during the MAP webinar "housing in 5 parts"
The ADU section.

- (8) New Business Discussions below- if there is time.

(9) Other Matters to be Reviewed by the Commission

(10) Administrative Items

training attended

(11) Next meeting

12) Public Comments limited to 2 minutes per person

(13) Adjournment

Add parking to this agenda. Discuss walkable parking. coordinate with the DDA

Discuss those sections of the code that have extra permissions needed:

(5) Funeral homes, public parks, libraries, museums, schools, and art galleries *may be authorized by the board of appeals in the R-1 residential district* if such use will not be detrimental to adjoining properties and provided that adequate off-street parking is provided. No building erected for such use shall be closer than 50 feet to any property line.

wiggle words underlined. extra permission in italics. How can we get rid of this kind of thing?

Overlay zones- Mill Slip? to allow a building that would hold the travel lift with a large boat- which would be >45 feet in height. We should work with MEA on that.