



VILLAGE COUNCIL PLANNING COMMISSION
VIRTUAL MEETING MINUTES OF APRIL 14, 2021

The meeting was called to order at 5:00 p.m. by Chairperson Hetler.

Present: Hylwa, Hetler, Ostrowski, and Pontius

Absent: Danielson, Smith and Suppes

Staff present: Fay, Larrea and Miller
Sarah Kopriva, Planner

Approval of Agenda

Hylwa moved, Ostrowski seconded, CARRIED, to approve the Agenda as presented by an affirmative unanimous roll call vote. Ayes: 4, No: 0.

Approval of minutes

Ostrowski moved, Hylwa seconded, CARRIED, to approve the March 10, 2021, Planning Commission meeting minutes by an affirmative unanimous roll call vote.
Ayes: 4, No: 0.

Report VSB 2021-21 Zoning Ordinance Format Discussion

Commissioners requested the opportunity to review examples of Zoning Ordinances in their entirety, that use the format being discussed and considered. Larrea referred them to the Garfield Township and East Bay Township Zoning Ordinances. Pontius requested color consistency in the ordinance with the overall Zoning Map. Commissioners requested the Zoning Ordinance Format Discussion be placed back on next month's agenda to give Commissioner's time to review other examples of Zoning Ordinances using the format being considered.

Report VSB 2021-22 Updates and Discussion Topics

Parks and Rec Plan - Village staff will continue to review and make changes to the draft during the next couple of weeks. A copy will then be printed and funneled through Commissioners for review. It is necessary for public to have face to face interactions with this plan. Staff will continue to brainstorm on how to accomplish this, safely.

Housing discussion – Housing will be part of the Master Plan update and will be vetted more thoroughly at that time. Ostrowski will review the current Zoning Ordinance and

see if there are any sections that match the affordable housing action items, or that can be changed to align with any of the action items.

Short Term Rentals – Staff have started to research, gather and compile Village Short Term statistics to present to Village Council. The current Short Term Rental Ordinance will then be discussed and amended if necessary. Commissioners requested a copy of the research once it is ready.

ADU's – Ostrowski stated the Village currently allows 600-800 square feet ADU's, while other surrounding areas allow 800-900 square feet ADU's.

Public Comment

Lois Bahle encouraged Commissioners to also view the Zoning Ordinances in Empire and Glen Arbor. Bahle suggested placing the Parks and Rec Plan up on the wall inside the Fire Hall for public viewing allowing comments by placing sticky notes. Bahle believes an inventory should be taken of STR housing units in the Village. Bahle stated there is legislation with the State of Michigan on changing the taxing structure of STR's, and that Mackinaw Island has a good model for affordable housing. She stated water and sewer should be allowed outside the Village because there is capacity to accommodate such.

Reports

Manager's Report – Larrea stated staff have been making improvements at Marina Park by moving the swing sets, adding picnic tables and two new volleyball courts. Sand has been added to the beach area saturated by water. The wedge area that is part of Water Wheel Park has been cleaned up, and a new water bottler filler will be placed there. The pop-up park on Front Street will be improved with planters. The pathway by Barkentines will be repaired. Suttons Park is being cleaned up. A concrete path will be installed and the parking lot will be moved. Council has been working on amending policies and ordinances, specifically the fences and map section of the Zoning ordinance already approved by this Commission, and the Marina and Peddlers ordinance. Larrea presents an ongoing Work Plan listing priorities to Council quarterly, and will provide a copy to PC at the next meeting. Village banners are being developed to hang on the light poles when they are not in use by others.

Good of the Order

Ostrowski asked why so much sand has been placed at Marina Park, and wondered if the public had input into that decision. He further suggested building restrooms at Water Wheel park.

Hylwa stated he has heard positive comments from others on the new sand at Marina Park and wondered the cost of the sand.

Pontius asked if there are plans for more water bottle fillers within the Village and Larrea responded, yes. He also wondered if the Village could take it further by offering to businesses for resale water bottles with the Village logo. Pontius believes affordable housing should be considered in the Township.

Announcements - The next Planning Commission meeting will be May 12, 2021, at 5:00 p.m.

Adjournment

Ostrowski moved, Pontius seconded, CARRIED, to adjourn the meeting by an affirmative unanimous roll call vote. Ayes: 4, No: 0. The meeting adjourned at 6:24 p.m.

Meeting minutes submitted by Shar Fay, Village Clerk.