

Approved Minutes of the January 5, 2021 City of the Village of Clarkston Virtual Planning Commission Meeting.

1.Call to Order at 7:00 p.m. by Chairman Little.

2.Little, Gualdoni, Rogers and Wylie present in Clarkston. Schoebel present in Florida.

3.Motion by Wylie, second by Schoebel to approve the Agenda with the correction of the January 4<sup>th</sup> published date to January 5, 2021. Motion carried unanimously by roll call vote.

4.Public Comments: None.

5.Motion by Little, second by Wylie to approve the December 7, 2020 Minutes. Motion carried unanimously by roll call vote.

6.New Business:

A. Site Plan Review for 7 Buffalo Street.

Mr Jason Cherwak , property owner, stated that the existing garage and driveway will be removed. The proposed carriage house will be lower in height than the existing house.

The following are taken from the Zoning Board Meeting:

Findings of Facts:

Applicant's lot is situated in the R2 residential district on a corner lot at the intersection of E. Washington St. and Buffalo. The lot's "Front Yard" abuts Buffalo St., the "Side Street Yard" abuts E.Washington St., the "Side Yard" abuts the South lot line and the "Rear Yard" abuts the East lot line.

Applicant's lot encompasses 8,608 sq ft. the current "Lot Coverage" is 2,008.55 sq ft(23.33%) of the lot area consisting of the existing house including attached 1-car garage (approx 501 sq ft), north side covered porch(321 sq ft) and front porch(approx 24 sq ft).

The "Floor Area" of the current home is approximately 2,344 sq ft including a partial second story added in 2013. The front porch was covered in 2013 per a variance requested and granted. No other building buildings or relevant structures exist to the north of the house .

The existing setbacks:

Front Yard(West): 11'4".

Street Side Yard: (North):61'.

Side Yard:(South): 5'4".

Rear Yard(East): 14"

The current house , dating from the 19<sup>th</sup> century, is a non-conforming structure as it's setbacks on the West, East and South sides are below the minimum requirements for the subsequently established zoning district. The placement of the current garage makes it impossible to expand , even with a variance, given its very close proximity to the Rear Lot Line and creates a “practical difficulty” in not accommodating a standard 2-car garage.

Applicants are requesting a variance from the 25% “Lot Coverage” maximum for “Buildings” to construct a front window box, a hyphen and additional front porch and a 2-car two story garage attached to the north side of the house fronting Buffalo St with a new covered porch on the back of the garage.

The area of the proposed new construction is as follows:

Front boxed window: 13.27 sq ft.

Additional front porch: 38.75 sq ft.

Hyphen: 163.68 sq ft.

Two story 2-car garage: 615.51 sq ft.

New covered porch: 225.17 sq ft.

Less partial porch removal- 115.62 sq ft.

Applicants additionally request a variance of approximately 6’7” for the proposed front box window and 8” for the attached hyphen and garage from the front yard setback requirement of 20’.

With the removal to the garage the total lot coverage will be 2,448.31 sq ft.(28.44%), only 3.44% over the 25% lot coverage standard.

The applicants will need to reapply for any proposed fencing and gates.

Motion by Schoebel, second by Little to approve the Site Plan Review for 7 Buffalo. Motion carried unanimously by roll call vote.

Unfinished Business:

A.RM and RPDD Ordinance Modification:

Mr Ben Carlisle of the Carlisle/Wortman Planning Group presented a spread sheet outlining potential amendments to the Downtown/Multiple Family and RPDD ordinance revisions.

The subjects were divided into three sections:

1.Issues to be addressed.

2.Existing Ordinances(section).

3.Proposed Revisions.

The PC felt that we needed more specific recommendations on Mixed Use, Density and Height before we share with Council. Little and Carlisle to develop this and return to PC.

Some detailed recommendations can be found in PDF form on the City web site.

B. Waldon and Main Development: Detroit Riverside Capital have adjusted the size and scope to their original concept of 65 rental units to approximately 36 Brownstone type 3 story 2 bedroom units. Future meetings are planned with the developers to address continuing concerns about density and “massing”.

C. Identify Vacant Buildable Properties. Ben Carlisle of the C/W Group identified 65 vacant parcels in the City as follows:

1. Contiguous Ownership: 21 parcels.
2. Buildable, but not owned by a contiguous owner: 25 parcels.
3. Non-Buildable: 27 parcels.
4. Publically Owned: 13 parcels.

Mr Carlisle stated that any proposed development would be controlled by existing ordinances.

Chairman Little proposed closing this action item in the Master Plan.

D. Accessory Dwelling Units(ADU): Mr Carlisle stated that their firm’s extensive work on this subject in Ann Arbor , Mich has provided information detailing the difficulty in regulation and enforcement in addition to excessive homeowner cost involved. Since our current Ordinance does not permit ADU’s and there have been no requests to date to build them, no action was recommended on this subject. Chairman Little suggested closing this item on the Master Plan Livability and Great Neighborhoods(F) section of the Master Plan.

E. Short Term Rentals:(Airbnb): It was suggested to return this issue to City Council to either regulate using previously submitted 2020 PC recommendations or ban them. Mr Carlisle stated that existing Short term rentals could be grandfathered in. Little will amend the PC Recommendation to Council from January 2020 and resend it to Council to consider re-opening this Action in the Council.

F. SEMCOG/MDOT – Chairman Little has met with SEMCOG to address Clarkston’s high truck and auto volumes and speed and recent commercial vehicle crashes. Traffic calming ,diversion of trucks and improved multi-modal safety are desired outcomes. SEMCOG and MDOT have recently completed an onsite walk-through of the Village. They are developing a new computer simulation tool which will be

used with new data to develop a set of recommendations to improve safety and reduce speed in the Village.

All Else: None.

Motion to adjourn at 8:52 p.m. by Schoebel, second by Little. Motion carried unanimously by roll call vote.

Minutes Respectfully Submitted by Frank Schoebel, PC Secretary.