

**ROSS TOWNSHIP
PLANNING COMMISSION
MINUTES
November 26, 2018**

CALL TO ORDER/PLEDGE

Chairperson Lauderdale called the regular meeting of the Ross Township Planning Commission to order at 7:00 p.m. at the Ross Township Hall.

ROLL CALL

Present: Chairperson Lauderdale
 Russell Fry
 Mark Markille
 Greg Pierce
 Sherri Snyder

Absent: None

Also Present: Kelly Largent, AGS – Township Zoning Administrator
 Bert Gale, AGS – Township Zoning Administrator
 Rebecca Harvey – Township Planning Consultant

Chairperson Lauderdale announced that the terms of Planning Commission members Rusty Fry and Greg Pierce will expire in December, 2018 and that they have not requested reappointment to the Commission. Commission members thanked Fry and Pierce for their years of service to the Township and the valuable experience and perspectives they have brought to the process.

Chairperson Lauderdale recognized that both Fry and Pierce have been devoted Planning Commission members who have always put the Township first. He stated that he desires the new Planning Commission membership to operate in harmony and to move forward in a positive direction.

APPROVAL OF AGENDA

The agenda was approved as presented.

APPROVAL OF PRIOR MEETING MINUTES

The Commission proceeded with consideration of the **October 22, 2018** regular Planning

Commission meeting minutes. Fry moved to approve the minutes as presented. Snyder seconded the motion. The motion carried unanimously.

NEW BUSINESS

1. Public Hearing – SLU/SPR for Residential Accessory Building (Reisman)

The next matter to come before the Planning Commission was consideration of the request by Ronald Reisman for special land use permit/site plan review for the proposed construction of a 118 sq ft addition to a residential accessory building that fails to meet the maximum lot coverage requirement. The subject property is located at 409 Gull Lake Island and is within the R-1 District.

Chairperson Lauderdale stated that the applicant has requested that consideration of the application be postponed to a future meeting. He explained that the applicant is unable to attend the meeting tonight due to inclement weather.

Snyder moved to postpone consideration of the special land use permit/site plan review application to the January 28, 2019 regular Planning Commission meeting. Pierce seconded the motion. The motion carried unanimously.

Chairperson Lauderdale requested that the Planning Commission members have access to the property prior to the January meeting to allow for on-site inspections.

UNFINISHED BUSINESS

1. Article 15 – Maximum Lot Coverage Requirement (% of Rear Yard) – applicable to Accessory Buildings

Chairperson Lauderdale noted that Planning Commission discussion was held in August and September regarding the ‘rear yard’ lot coverage standard and related definitions, which has resulted in consideration of the following proposed Ordinance amendments:

- the proposed addition of Note #15 to Article 15 to clarify what portion of an accessory building is counted in calculating % rear yard coverage;
- the addition of 18.4 E.2. to provides adequate guidance in approving the location of an accessory building on a vacant lot; and
- the addition of a diagram that illustrates the definition of ‘front yard’, ‘side yard’, and ‘rear yard’ on those lot types defined in the Ordinance (corner lot, double frontage lot, interior lot, waterfront lot).

Chairperson Lauderdale stated that Harvey had presented the requested

'lot'/'yard' diagram in October and provided an overview of the diagram elements and how they illustrate relevant Ordinance definitions. The Planning Commission had expressed support for the diagram and draft text and requested the following minor modifications be made for final review in November:

- revise the draft text to incorporate the modified definitions of 'side yard' and 'rear yard';
- revise the 'front yard' label on the diagram for the corner lot and double frontage lot in consideration of the definition of 'front lot line'; and,
- add a corner waterfront lot to the diagram.

Harvey presented the revised draft text and diagram, highlighting the requested modifications.

Gale pointed out that the existing Note #14 in Article 15 is currently only applicable to principle structures. As such, an accessory building is not subject to the 'front yard' setback from abutting streets on double-frontage lots. He noted that this is likely not the intent of the standard.

Commission members agreed that Article 15 should be modified to add Note #14 to Minimum Rear Yard (ft) for 'Accessory Buildings or Structures'.

Planning Commission discussion then ensued regarding how the 'front street' of a double-frontage lot, as referenced in the definition of 'lot line, front', is determined. Gale responded that it is usually determined by the Building Department in consideration of the building orientation and address.

In consideration of the diagram, the following additional minor modifications were suggested:

- remove the dashed lines within the side yard on the 'double-frontage lot';
- align the accessory building on the 'double-frontage lot' with the adjacent principle buildings;
- extend a dashed line from the house to the secondary street on the 'waterfront corner lot' to distinguish the 'side yard' from the 'street-side yard'.

Board consensus was then noted regarding the following:

- proposed draft text (dated 11.26.18) is acceptable; no changes are suggested;
- revise the Schedule in Article 15 to have Note #14 applicable to accessory buildings/structures;
- revise the diagram as discussed;
- conduct a final review of text/diagram at the January Planning Commission meeting.

2. Discussion – RT/RC Resort/Recreation District

Chairperson Lauderdale stated that in October the Planning Commission had been presented with the rendering (drawing) that was prepared to illustrate how the application of the design standards of the proposed RT/RC District might look on a parcel . . . similar to what was prepared in the review of the C-1 Bay Commercial District. Further, the Planning Commission had opened up the meeting following the presentation of the rendering for public comment on the proposed district.

Harvey noted that no changes were made to the draft text or the rendering following the October meeting. She acknowledged, however, that there was Planning Commission consensus in October that the reference to ‘casino’ in the ‘Mixed Use Resort’ use would be removed from the text.

Chairperson Lauderdale requested Planning Commission feedback on the proposed draft text and rendering.

Fry noted that a request had been made during the public comment in October for LEED regulations. He opined that the trend in the construction industry is away from such standards due to cost and the return on investment. Gale agreed with the noted assessment.

Harvey suggested that the Township first consider adding renewable energy policies/strategies to the Master Plan and then begin to consider zoning provisions that would implement those strategies, such as for solar and wind energy. She expressed concern with adding LEED restrictions in only one district and without planning foundation.

Gale added that an approach such as LEED certification may be better addressed through the energy codes than through zoning.

Due to the weather and the lateness of the hour, it was agreed that continued review of the draft RT/RC District and related rendering would be postponed to the January Planning Commission meeting.

3. Master Plan Update

A progress report on the update of the Master Plan is scheduled for the January Planning Commission meeting.

4. Watershed Protection Strategies

The matter continues to be ‘on hold’ at this time.

5. Sign Ordinance

The draft sign ordinance remains 'on hold'.

REPORT FROM TOWNSHIP BOARD

Supervisor Baker reported that the Planning Commission is slated to receive four new members. He stated that recently elected Mike Sulka will be the new Township Board liaison to the Planning Commission and that Mike Moore has been appointed to fill the seat recently vacated by Victor Ezbenko. He added that the Township intends to advertise the positions being vacated by Fry and Pierce.

Supervisor Baker stated that he desires to schedule a joint meeting between the Township Board and Planning Commission for January or February and requested consideration of meeting date options.

REPORT FROM ZONING BOARD OF APPEALS

Chairperson Lauderdale reported that the Zoning Board of Appeals met on October 24, 2018 and considered a request for variance approval to allow for the division of a 'zoning lot'. The variance request was denied.

PUBLIC COMMENT

No public comment was offered.

MEMBERS, CONSULTANTS, ADVISORS

Snyder expressed her thanks to Fry and Pierce for their patience and professionalism as Planning Commission members, and for their valuable service to the Township.

Pierce stated that he has enjoyed his years as a Planning Commission member and has always tried to work toward consensus. He expressed appreciation for the work of the Chairperson and Township advisors.

Fry noted that he too has enjoyed being a part of the Planning Commission and part of moving the Township forward. He stated that he feels turn-over on a board is good . . . and that all residents should take a turn serving their community.

Chairperson Lauderdale expressed his appreciation to both the out-going and sitting Planning Commission members and to the Township advisors.

ADJOURN

There being no further business to come before the Commission, the meeting was adjourned at 8:10 p.m.

Respectfully Submitted,
Rebecca Harvey, AICP, PCP
Township Planning Consultant