

Draft: March 12, 2009

Village of Bingham Farms
Planning Commission
March 9, 2009

Approved: May 11, 2009

The regular meeting of the Planning Commission was called to order by Chairman Wolfe at 7:40 p.m.

Present: Yaremchuk, Freedman, Hagaman, Kesley, Wolfe

Absent: Bello, Warren, Wells, Towle

Also Present: Dave Birchler (Village Planner) and Clerk Hagaman

Agenda

Motion by Hagaman, second by Freedman to accept the Agenda as submitted.

Motion carried.

Meeting Minutes

Motion by Kesley, second by Hagaman to approve the meeting minutes of November 10, 2008 as submitted.

Motion carried.

Structures

Mr. Birchler summarized the issues relative to the current ordinance and language on accessory structures. The language is very strict relative to placement of structures. A potential ordinance has been drafted that would clarify where accessory structures may be placed.

The draft ordinance would allow for accessory structures in the rear yard only and adjoin a side lot line so long as it adjoins the neighbor's rear yard along the common side. It also prohibits any accessory buildings in the front yard. An accessory structure (not building) would not be subject to the side setback requirement.

After further discussions, the Commission called for a public hearing.

Motion by Kesley, second by Freedman to call for a public hearing on April 13, 2009 at 7:30 p.m. to hear comments on a proposed ordinance amendment regarding placement of accessory structures.

Motion carried.

Old Business – None

New Business

Mr. Hagaman stated that he had attended a Planning & Zoning Workshop last month. The Planning portion was predominantly on development of a Master Plan. The other two sections, Effective Decision Making and Zoning Board of Appeals were very informative and helpful. One concept was to have a Zoning Administrator that could handle basic issues. If someone wanted to appeal a decision of the Zoning Administrator, it would first be heard by the Planning Commission and then the Zoning Board of Appeals.

Mr. Kesley, who also attended the workshop, commented on the make up of the Zoning Board of Appeals. In smaller communities the Village Council makes up the Zoning Board due to the difficulty in attracting enough volunteers.

A question was raised whether the village should be concerned about wind power and solar power structures. Mr. Birchler stated that the most likely scenario for construction of such features would be in rural communities where there would be sufficient land to accommodate a large number of structures.

A question was raised relative to the requirement to review the Master Plan every five years. It was stated that the Master Plan was approved in September 2005 and should be reviewed in the fall.

There being no further business to conduct, the Chairman adjourned the meeting at 8:26 p.m.