

Draft: August 14, 2007

Village of Bingham Farms
Planning Commission
August 13, 2007

Approved: September 10, 2007

The regular meeting of the Planning Commission was called to order by Chair Wolfe at 7:30 p.m.

Present: Wells, Hagaman, Wolfe, Towle, Kesley, Freedman and Yaremchuk

Absent: Bello, Warren

Agenda

Motion by Kesley, second by Wells to accept the Agenda as submitted.

Motion carried.

Meeting Minutes

Motion by Hagaman, second by Towle to approve the meeting minutes of June 11, 2007 as submitted.

Motion carried.

C-1 Sign Ordinance

The Chair opened the public hearing on a proposed amendment to the C-1 sign ordinance at 7:32 p.m.

No one wished to be heard.

The Chair closed the public hearing at 7:32 p.m.

Mr. Kesley questioned the setbacks of the Bingham Office Center and what implications the proposed sign amendment would have for that building. Mr. Birchler commented that the building had more sign area with the monuments than would be allowed using the calculations in the amendment.

Motion by Yaremchuk, second by Wells to recommend to Council that the proposed amendment to the C-1 District sign allocation be adopted.

Motion carried.

Mr. Kesley requested that the setbacks for the Bingham Office Center be available prior to Council meeting.

Zoning Enabling Act

The Chair opened the public hearing on the proposed amendments required under Michigan's Zoning Enabling Act at 7:39 p.m.

There were no public comments

The Chair closed the public hearing at 7:39 p.m.

In response to a question, Mr. Birchler commented that the proposed amendments are to bring the Village ordinance into compliance with state law, specifically the Michigan Zoning Enabling Act, Public Act 110 of the Public Acts of 2006. Previously, townships, cities and villages all had their own requirements. This Act provides uniform requirements for notification of public hearings, notification of zoning variances etc. for all governmental units.

Motion by Wells, second by Kesley to recommend to Council adoption of the proposed zoning ordinances to conform to regulations under the Michigan Zoning Enabling Act.

Motion carried.

Conceptual Draft – PUD Amendment

Mr. Birchler reviewed the conceptual draft for a Planned Unit Development. The goal is to make it a true PUD and yet tailor it to the tiny size of the Village. The objective is to allow for innovation in land use, maintain natural features and provide for a development that will benefit the eventual users of the development and the community as a whole.

The PUD has two different size criteria. For strictly residential developments, there is a 15-acre minimum. For mixed-use developments (residential and nonresidential), there is a 5-acre minimum. Any PUD must abut a major thoroughfare (Thirteen Mile Rd., Fourteen Mile Rd. or Telegraph).

Standards for review and approval have been created.

Ms. Freedman asked to be excused at 8:26 p.m.

Discussion ensued on various aspects of the proposed zoning, including setbacks, landscaping requirements, open space and impact of impervious surfaces. Changes were recommended in the following sections.

Sect. 157.166 – add a statement that a PUD in a mixed use must have a residential development.

Sect. 175.172 (2) square footage to be reduced to 5,000 square feet from 10,000 square feet.

Sect. 175.167 – consider adding input from the Design Review Board in the various stages of review.

Sect. 157.167 – Require extensive landscaping plans to be submitted in the review process.

Mr. Birchler indicated that the proposed ordinance is a first draft and feels at least one more draft is necessary prior to any further action. The Commission may also wish for Council input prior to setting a public hearing date if it's believed this concept should be pursued.

New Business - None

Old Business - None

Motion by Wells, second by Hagaman to adjourn.

Motion carried.

Meeting adjourned at 8:47 p.m.