

Draft: September 17, 2007

Village of Bingham Farms
Planning Commission
September 10, 2007

Approved: November 12, 2007

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

Present: Hagaman, Wolfe Towle, Warren and Freedman

Absent: Wells, Bello, Yaremchuk, Kesley

Also Present: Amy Golke (Birchler Arroyo), Kathryn Hagaman, Clerk

Agenda

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

Motion carried.

Meeting Minutes

Motion by Towle, second by Hagaman to approve the meeting minutes of August 13, 2007 as submitted.

PUD Amendments

Ms. Golke reviewed the revised draft indicating it now contained the comments from last month. In summary, the DRB has been included in the review process and landscape plans are required at the time of requesting approval of a Planned Unit Development. A PUD must contain a residential element.

A discussion ensued as to the minimum acreage of a PUD site and the corresponding open space ration. Commissioners also questioned whether the Commission had the authority to unilaterally authorize a reduction in the size of structures or rather a change should be recommended to Council for final approval.

Commissioners also suggested that language be added to Section 157.169 that PUDs meet the impervious standards for residential buildings as exist in the current Zoning regulations. A question arose as to the standard to be met should a PUD encompass more than one zoning classification.

It was also recommended that Section 157.165 Purpose include a statement tying the PUDs into existing ordinances and Master Plan.

Commissioners did not agree with the section that allows non-contiguous open space Sec. 157.167 (f) and indicated that if this was not needed to comply with law, it should be removed.

Chair Wolfe expressed appreciation for the efforts of Birchler Arroyo in developing the PUD Draft.

Definition of Addition

Commissioners discussed the memorandum from Birchler Arroyo that compiled various definitions of “additions to homes” and what constituted a “new home”. The current zoning ordinance states that the minimum size of a home should be at least 1600 sq. ft. Given the current environment, few homes under construction are less than 3000 sq. ft. and many are in

excess of 8,000 sq. ft. Commissioners concurred that additions in excess of 1600 sq. ft be considered new homes and that fees be collected to cover the cost of consultation with engineers.

The Commissioners also concurred that the last item in the Birchler Arroyo memo contained elements that further define what is considered a new home. Ms. Golke was asked to create a statement combining the elements of discussion. The Commission also questioned whether this definition should be part of an ordinance amendment or administrative policy?

New Business - None

Old Business

Mr. Hagaman informed the commission of a topic before the Zoning Board of Appeals relative to structures in the front yard. The existing ordinance prohibits such structures in the required front yard. He indicated that the ZBA will meet on Monday, September 17 to continue the hearing on the variance request.

Motion by Hagaman, second by Warren to adjourn.
Motion carried.

Meeting adjourned at 8:40 p.m.