

Draft: December 13, 2007

Village of Bingham Farms
Planning Commission
December 10, 2007

Approved: February 11, 2008

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

Present: Wolfe, Hagaman, Towle, Warren, Freedman, Kesley & Wells

Absent: Bello, Yaremchuk

Also Present: Dave Birchler (Birchler Arroyo) & Clerk Hagaman

Agenda

Motion by Kesley, second by Wells to accept the agenda as presented.

Motion carried.

Meeting Minutes

Motion by Warren, second by Wells to approve the meeting minutes of November 12, 2007 as submitted.

Motion carried.

Definition for New Construction

The Commissioners reviewed a memo from Village attorney Gary Dovre recommending that the Village incorporate the delineation between “addition” and “new construction” into the Administrative Fee Schedule.

Mr. Kesley indicated agreement with that process and suggested that the definitions developed by Birchler Arroyo be defined in the fee schedule. There was consensus by the Commissioners.

Planned Unit Development

The commissioners reviewed the latest draft of the Planned Unit Development ordinance and recommended minor changes to the draft.

Motion by Kesley, second by Wells to recommend to Council adoption of the proposed PUD amendment.

Motion carried.

Review Definitions – Chapter 157.050

As a result of the recent approval of variances by the Zoning Board of Appeals, the Commissioners discussed possible changes in the ordinance that would clarify and establish guidelines regarding structures in the front yard. Additionally, guidelines should be established that would differentiate between accessory structure, structure and landscape structure.

Mr. Birchler indicated that Bingham Farms is not the only municipality dealing with the new trend of putting structures in the front yard. He suggested that the Commission consider three elements.

1. Create a provision in the ordinance that would prohibit any accessory structures in the front yard and eliminate the discrepancy with the wording of “required front yard”.

2. More clearly define accessory structure.
3. Define what is not considered an accessory structure and define what is considered "landscaping structures".

Mr. Kesley suggested that this topic be an ongoing agenda item and that the Planning Commission work on these items. He also suggested that the Commission hold a joint meeting with the Council.

Due to the importance of this issue the commission concurred that future discussions should have as many Commissioners in attendance as possible. Due to travel conflicts, the next PC meeting will be February 11th. Mr. Birchler was requested to provide assistance with this topic.

Old Business – None

New Business – None

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

Meeting adjourned at 8:55 p.m.