

**VILLAGE OF NORTHPORT
PLANNING COMMISSION
116 W. Nagonaba St.
Tuesday February 16, 2021
MINUTES**

Call to Order, Roll Call

Chair Frerichs called the meeting to order at 7:00 p.m. Members present: Wessell, Frerichs, Gale, Caudill, Arbury, Cavendish and Newell.

Public Present

Several callers were present via Zoom.

Staff Present

Cindy Edmondson Recording Secretary and Bill Fuller, Zoning Administrator.

Approval of Agenda

February 16, 2021 agenda a motion to approve as amended. Motion **moved by** Commissioner Wessell, **supported by** Commissioner Newell Roll call: Yeas 7 Nays 0 **motion carried.**

Approval of Minutes

January 19, 2021 minutes a motion to approve as amended. Motion **Moved by** Commissioner Wessell, **Supported by** Commissioner Arbury. Roll call: Yeas 7 Nays 0 **motion carried.**

Correspondence

Chair Frerichs reports correspondence with Re-leaf people in Ann Arbor. They are ready to assist with the Planning Commission's number one CIP effort to plant more trees along the Villages right of way. Re-Leaf will assist with grant procurement and the Village will be responsible for a 50% match.

Laura Cavendish received an email from Anne Harper concerning the upcoming ZBA for the Hanley house on 5th street. (See attached email correspondence)

Public Comment

Will Harper, Mill St. wanted to encourage Commissioners to disregard Bill Fuller's instructions of silence in his email of February 11, 2021 (see attached). Will stated the OMA allows up to 3 commissioners to gather and the public has the right to discuss Village matters with their Commissioners.

Zoning Administrator's Report

Several Commissioners requested clarification about specific properties that were sited in Mr. Fuller's report. (See attached report)

The architect Todd Rutledge was present on Zoom call to answer questions and give clarification about proposed renovations on the 115 Nagonaba property. After Mr. Rutledge's presentation several Commissioners reported they had driven by the property and feel that the proposed renovations were very similar to surrounding properties and would fit in nicely in the Village.

Oleans LUP has been revised due to a change in the property available for sale. The revisions were only to the orientation of the building and parking area all other parameters remain the same. Shared parking for employees in surrounding area parking lots has been discussed to reduce the need for tree removal on parcel for development.

Village Council Trustee's Report

(See copy of representative's report attached.)

Infrastructure Committee Report

(See copy of report attached.)

Old Business: Definitions update (Accessory dwelling units, Accessory sales), Short Term Rental Questionnaire update; Capital Improvement Plan; other areas

Kallie Craker reports the survey for STR's is set to go out on Friday.

CIP we are working towards our re-leaf goal.

Motion to accept Oleans project LUP as revised. Motion **Moved by** Commissioner Newell, **Supported by** Commissioner Gale. Roll call: Yeas (6) Nays (0) abstention (1) (Commissioner Caudill for conflict of interest) **motion carried.**

Status of Zoning Districts Map and Future Land Use Map

Copies of future land use maps were distributed for review.

New business: Reading material on Bay Shore with discussion; Annual report

A sub committee was formed to start writing a tree cutting ordinance for the Village. The committee consists of Bob Newell, Laura Cavendish and Nicole Arbury who will meet and report back next month with possible recommendations.

Bill Fuller gave an update on the proposed Hanley property. He indicated that although the requirement for the subfloor of the building is 1' above the floodplain, the Hanley's have decided to build 3' above the floodplain.

The Commission discussed at length the possibility of adopting a Shoreline Protection Overlay Zoning District in the Village. They would like to create one for the website/newsletter to be used as an educational tool for the public.

The Annual Report was reviewed.

Public Comment

Will Harper, Mill Street, clarified his position on Commissioners listening to and evaluating public input.

Anne Harper, 4th Street, voiced her concerns about;

- 1) building in a flood plain in the Village
- 2) garages as accessory residential structures in the Village.

She is hopeful the Planning Commission will consider these two issues and how best to regulate them.

Commissioner Comments

Commissioner Cavendish feels that a further look at definitions for accessory structures is warranted. Cavendish also clarified Waukazoo Tee's is purchasing the businesses previously shared wall.

Adjournment

Chair Frerichs requested a motion for adjournment. Commissioner Gale **so moved**, Commissioner Wessell **seconded**. Roll call **unanimous**.

Meeting Adjourned at 9:02 PM.

Next Meeting – Tuesday March 16, 2021 at 7PM

Respectfully submitted,

Cindy Edmondson, Recording Secretary