

**VILLAGE OF LAKEVIEW
PLANNING COMMISSION MINUTES
NOVEMBER 8, 2021**

Chairman Lund called the Planning Commission Meeting to order at 6:30 P.M.

Members Present: Dave Lund, Craig Farrell, Gail Dolbee, Michelle McElhinny, Chad Lincoln, Emily Griffith, Gary Padden and Ed Winter.

Members Absent: None

Also Present: Manager Dood and Melissa King

Guests: Doug Piggott

Farrell moved and Lincoln seconded to approve agenda as presented. Motion carried.

Public Comments: None

Existing Business: Griffith moved and Dolbee seconded to approve the minutes from September 22, 2021 as presented. Motion carried.

Business:

Site Plan Review

Manager Dood presented a site plan for the Dollar General Store that will be located at 9454 N. Greenville Rd. The site has been visited by our engineer, Prein & Newhof, and Dollar Generals engineer, Holland Engineering. There are no issues with the site. The entrance to the site was discussed. Manager Dood explained that MDOT controls all entrance/exits on M roads (primary traffic routes).

Griffith moved and Padden seconded to approve the site plan for the new location of the Dollar General. Motion carried.

The revised language for the Zoning Ordinance will be addressed at a later meeting.

Uses

In this section there will be a chapter dealing with land uses. This chapter will have various zoning districts, purpose for each district, a table of uses, a table of use requirement section and a table of dimensional requirements.

The Planning Commission reviewed the current zoning map and the future land use map. Generally, there is a one-to-one correlation between the zoning map and the future land use classification. They differ when it comes down to business. Currently we have one business district that includes all businesses that are in the downtown and the businesses out by the M46/M91 intersection. The Master Plan proposes we have a separate downtown district. It recommends we split our C-1 district into 2 districts. Then we would have a medium and high-density residential district, an industrial district and a planned unit development classification. Another difference between the two maps is we have a classification of Public on the Master Plan. Most public land is zoned R1.

The only change that is recommended with regards to the current zoning map would be to add a C-2 section for the general commercial district.

In the Master Plan there is a chapter called the Zoning Plan. This table gives the updated Future Land Use/Zoning District Comparisons. Other proposed changes to the Zoning Ordinance were reviewed.

Table of Uses - Technical Analysis

Residential Uses

A table of uses/zoning district was presented to us

Some of the uses mentioned are not listed in our district regulations.

The table is structured with residential uses, commercial uses, industrial uses, institutional uses and other uses.

Within each sub category the items are labeled alphabetically.

Below are items listed in general provisions but not listed in zoning districts.

Boarding or lodging houses - In lieu of boarding house, accessory dwelling unit is recommended.

Family day care home - use by right.

Group day care home – allowed, but require special land use.

Rooming house – delete

Tourist home, same as bed and breakfast – permitted by special land use.

Two family dwelling – keep it permitted in R-3 district but allow by special land use in R-1 and R-2.

Add adult foster care family home and adult foster care small group home by right in R-1, R-2 and R-3.

Add adult foster care small group home wherever two-family dwellings are allowed.

Add foster care family home in R-1 and foster care group home by right in R-2 & R-3.

Home occupations – Doug suggests a 3-tier approach.

Keeping of pets – keep as is in general ordinance.

Mobile home park addressed through a SLU.

Continual care – offer a multi-use development. Use by right in multifamily district.

Multi family dwellings are three plus dwellings. We will allow this by SLU in R-2 and by right in R-3.

Currently there are no provisions to allow apartments on the second floor of commercial buildings. We will allow in C-2 district.

Commercial Uses

Currently there are a lot of general retail uses listed individually in the zoning ordinance. We would group them into more general categories, with the more specific uses included in the definitions.

Automotive uses are unclear currently. Suggested to do the tier approach.

The term “bank” will now be called “financial institution”.

Catering establishment will include the facility preparing the food and the catering hall.

Drive-In’s will be renamed drive-thru.

Funeral home with single family living quarters will change to mortuaries or funeral homes.

We will delete the frozen food locker.

Kennels – allow in C-1 by SLU.

Laundromat and self-serve laundry will now be listed as laundromat.

Separate the terms “offices” and “medical clinics” for separate uses.

The term “parcel delivery station” will be added as a type of personal service or business service establishment.

There are a lot of terms for restaurants. We would create a single term “eating and drinking establishment”. A drive thru would be a special use.

Add these uses: ambulance service and maintenance facilities, automatic teller machine (ATM), business service establishment, bus passenger station, campground, crematoria, dry cleaner, home center & lumber yard, hospital and urgent care center, indoor recreation (include billiard hall, video arcade), live/work units, marinas and commercial boat launches, open front store, outdoor assembly (commercial) and entertainment, roadside stand, farmers market, tattoo parlors and body piercing.

Industrial Uses

The ZBA will keep the authority to classify use that is not already documented.

Add these uses: asphalt or concrete plants, breweries, distilleries and bottling plants, indoor dismantling or recycling of motor vehicles, medical laboratories and diagnostic centers, recycling center, research, design and experimental product development uses and laboratories, truck terminal, retail fulfillment centers, robotic and electronic manufacturing, computer server farms, audio visual development facilities, maker and coworking space. chemical processing will be added if it isn't already in the uses.

Institutional Uses

Currently several of the institutional uses are clumped together in one category. We will separate out as uses: parks and playgrounds, community centers, religious institutions, governmental buildings, cemeteries, and utility and public service office buildings and uses.

College and universities and private noncommercial recreation areas will be added.

Adaptive Reuse will be added to allow for consideration of “out of the box thinking” related to reuse of such property.

Add uses: accessory outdoor dining (not on sidewalk), accessory outdoor display, accessory outdoor storage, accessory solar energy systems and accessory wind energy system, these would be panels on a house or a wind generator on a property.

Telecommunications antennae would be use by right but a telecommunications tower would need a SUP and zoned industrial.

The next meeting is set for Monday, December 13, 2021 at 6:30pm.

Padden moved and Griffith seconded to adjourn at 8:47 PM. Motion carried.

Respectfully submitted,

Melissa King
Village Clerk

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