

**VILLAGE OF LAKEVIEW  
PLANNING COMMISSION MINUTES  
MARCH 15, 2022**

Vice-Chairman Farrell called the Planning Commission Meeting to order at 6:30 P.M.

Members Present: Craig Farrell, Michelle McElhinny, Gary Padden, Emily Griffith, and Ed Winter.

Members Absent: Dave Lund, Gail Dolbee and Chad Lincoln.

Also Present: Manager Dood and Melissa King

Guests: Doug Piggott

Griffith moved and Padden seconded to approve agenda as presented. Motion carried.

Public Comments: None

Existing Business: Griffith moved and McElhinny seconded to approve the minutes from January 18, 2022 as presented. Motion carried.

Business:

**Technical Analysis – Other Ordinances**

The listed “other” ordinances are being reviewed to see how they relate to the zoning ordinance and if any changes need to be made.

Lakeview Airport Zoning Ordinance #63 was adopted in 1977 under the authority of the Airport Zoning Act (PA 23 of 1950). This is a separate ordinance authorized for communities that have airports. It essentially is known as an extraterritorial jurisdiction ordinance in the fact that it applies the standards to other jurisdictions. This ordinance will be referenced in the zoning ordinance so that it is clear in our zoning ordinance that there is another overlay. The Airport Zoning Map will be included for reference.

Housing Property Maintenance Code (Ordinance #12) does not need to be referenced in zoning ordinance. Village of Lakeview inoperable Vehicle Ordinance (Ordinance #92-1) will be addressed in relationship to parking and storage in residential districts.

Village of Lakeview Sidewalks Ordinance #98-3. This ordinance gives us the discretion when reviewing a site plan to determine if a sidewalk is needed. These provisions will be referenced in the site plan review standards.

Municipal Civil Infraction Ordinance #00-05. Ordinance #00-06 amends other ordinances including the zoning ordinance to reference MCI. This amendment language will be in the new zoning ordinance.

Land Division Ordinance. Communities are developing a lot width/depth ratio. Our current ordinance establishes a lot width/depth ratio of 3:1 which is somewhat restrictive. The Planning Commission feels the need to keep the lot width/depth ratio but move it to 4:1 ratio. This will be referenced in the Zoning Ordinance. Lots that are labeled “unbuildable” will be modified to conform with State law.

Animal Control Ordinance (Ordinance #07-03) This ordinance needs to be worked on and then referenced into the zoning ordinance.

Ordinance to Prohibiting Marihuana Establishments and Marihuana Facilities (Ordinance #19-2) These will be added to the table of uses as prohibited.

Blight Ordinance (Ordinance #2019-6) This ordinance is all set.

Planning Commission Ordinance. We will create an updated ordinance and tie it to the current enabling legislation, Michigan Planning Enabling Act. This should be a standalone ordinance.

## **Technical Analysis – Title/Misc. Provisions**

This is the first article of any ordinance. It includes the title, purpose statement, enabling act, conflicting regulations, vested rights/saving clause, severability, enactment/effective date.

## **Technical Analysis Definitions**

Definitions are a key element of a zoning ordinance. Every use listed in the zoning ordinance should be defined. All of the use definitions will be incorporated into the Table of Use Requirements. The first part of this analysis is the Purpose/Rules of Construction and then followed by Terms. The term family, will be identified as functional family with a total of 6 people. Height of Buildings and lot areas were defined. Generally, most terms are self-explanatory.

## **Technical Analysis Off-Street Parking and Loading/Unloading**

This section outlines the general requirements for parking spaces. There are a few homes in the Village that do not have the required parking for the residential lot. This will be documented so these areas are grandfathered in. Maximum parking was removed from the proposed ordinance. Parking Lot Design Requirements can be handled at the administration level. When asked what size the parking space should be, they decided to leave it as 9' x 18'.

Where loading and unloading is concerned, it was agreed that a 50' set back will be hard to meet. They will instead be required to place a buffer. Currently the ordinance allows as small as a 10' by 35' loading space and that will increase to a 10' by 50' area. These areas will need to be paved and follow all other regulations. All other provisions presented in this ordinance were agreed upon.

## **Nonconforming**

The idea behind the Class A and Class B nonconformities is sometimes you may want to allow the continuation of certain nonconformities. To address these circumstances, the zoning ordinance establishes procedures for the Planning Commission to designate specific nonconforming uses or structures as Class A. Such uses or structures will have less stringent standards for expansion or resumption. All nonconformities are initially Class B meaning they have to meet all the requirements of this ordinance. In order to get Class A designation, you would need to apply and have a public hearing demonstrating why you should have the Class A designation.

## **Zoning Maps**

The zoning maps were reviewed. We are proposing to add a C1 zoning district.

Griffith moved and McElhinny seconded to adjourn at 8:25 PM. Motion carried.

Respectfully submitted,

Melissa King  
Village Clerk