



# City of the Village of Clarkston

## Clarkston City Council

### MEETING AGENDA ITEM FORM

MEETING DATE: February 25, 2019

SUBMITTED BY: Jonathan Smith

TITLE: City Manager

AGENDA ITEM: Agenda Deadline

AGENDA ITEM PLACEMENT: New Business

REQUEST FOR CONSULTANT ATTENDANCE AT MEETING: \_\_\_\_\_

**BRIEF DESCRIPTION OF AGENDA ITEM:**

Motion to Accept the Planning Commission recommendation of the proposed new use of 21 North Main Street.

RECOMMENDED MOTION (s):

VOTE:

## Recommendation from PC to Council - 21 North Main Street - (former Antique Shop)

In the following link, <https://www.mainstreetmi.com/>, leaseholder Brandon Still, a Clarkston resident, is advertising a planned new business venture at 21 N Main Street in the former Antique Shop. The current plan is to use both the first and second floors for office space, with short-term (co-working space) and long-term office rentals.

Note: At one point, the leaseholder was considering transient Airbnb short-term apartment rentals on the second floor. This would have required ZBA ordinance rulings and possible zoning ordinance changes. This plan has been scrapped in favor of ALL office space rentals.

Note: The Building Department has reviewed the building and some simple code corrections (electrical, etc) have been completed. There will be no structural changes or additions. The leaseholder has applied to the City for some simple signage.

### Parking Question:

The long -term history of the Antique Shop is one of “no parking spaces”. Past customers either parked on the streets or in off-street lots. The last upstairs apartment renters had an arrangement with the next door neighbor to park in the lot behind the business immediately to the South.

## What Village ordinances say about minimum required Parking spaces for general office uses

### Section 20.03

G. Minimum Number of Spaces for Each Use. The amount of required off-street parking space shall be determined in accordance with the schedule which follows. Where more than one standard is provided for a particular use, the standard that provides the most parking spaces shall be used. The Planning Commission may modify the numerical requirements for off-street parking, based on evidence that another standard would be more reasonable, because of the level of current or future employment and/or level of current or future customer traffic.

General office building 1.0 space per 300 sq. ft. gross leasable floor area.

Note: The total office space on floors 1 and 2 of this building is 2000 square feet.

Equation Results: Therefore, parking minimums would require a total of 6 to 7 spaces for the office usage for 21 North Main Street.

## Parking Minimums and Deferments - What We Know Today

- The Antique Shop had no parking
- There is no available land onsite to provide parking
- The proposed new office business is largely 8 AM to 5 PM
- During the day, there is ample parking in the nearby municipal lot
- We know that “parking minimums” and “parking deferments” will soon be under scrutiny by the new Parking Management Committee

## Planning Commission Recommendation:

The PC recommends that City Council approve this usage. In addition, the PC recommends that Council approve the use of the Building without parking minimums or deferments at this time.

Submitted to Council for the Planning Commission Feb 4<sup>th</sup>, 2019

Elizabeth Rogers, Vice Chair Planning Commission