

Draft Minutes of the January 18, 2018
City of the Village of Clarkston Planning Commission Meeting
375 Depot Road, Clarkston, Michigan 48346

1. Call to order at 6:00 P.M. by Chairman Little
2. Haven, Little, Rogers, Luginski present. Schoebel absent.
3. Motion by Haven, second by Luginski to approve the January 18, 2018 agenda. The motion carried unanimously.
4. Public Comments: None
5. Motion by Luginski, second by Haven to approve the December 4, 2017 Draft minutes. The motion carried unanimously.

Unfinished Business

1. 33 Miller Lot Split Proposal: Property owner Robert Stakle presented engineered drawings showing a proposed lot split for the vacant property at 33 Miller Road. The irregular shaped lot at the Mill Pond presents some unique challenges with water setbacks, flood plain considerations and an uneven property line at the pond. Mr. Stakle requested a split into two lots:
 - A. Proposed New East Lot – This new lot would be the eastern most parcel next to the five existing houses that are built on grandfathered 60 foot lots. The new lot would have a conforming 80 foot front and approximately 13,383 square feet. A conforming R-1 lot has a minimum 80 foot front and a minimum of 16,000 square feet. To reach 16,000 square feet, this lot would need to become an undesirable “flag lot” by taking a narrow band of land from the rear of the West lot. This “flag lot” resolution is discouraged in most municipalities. Therefore, the proposed East lot would stay at 13,383 square feet.
 - B. Proposed New West Lot – This proposed second lot, next to the Mill Pond would be 20,260 square feet. This would be a conforming lot.

Two clauses from the Title XV Land use section are pertinent to this possible lot split (151.23A and 151.23B) They state:

151.23 (A) The City Council shall not approve the partitioning of any lot within a platted subdivision unless the resulting parcels meet the minimum width and area requirements imposed by the applicable provisions of the city zoning ordinance.

151.23 (B) Notwithstanding the provisions of division (A) above, the City Council may approve the partition of platted property even if the requirements of division (A) above are not met, when the proposed adjustment reduces the width and area nonconformity, if any, of the resulting parcels. (Ord. 62, passed –1971, Ord. 62-1, passed 9-15-1986)

NORE: CVC City Attorney Tom Ryan submitted a written opinion stating that 151.23(B) would be a viable path to approve this lot split.

Motion by Luginski, second by Haven to recommend approval to the Council for this 33 Miller lot split as presented. The motion carried unanimously.

New Business

1. Draft Recreation Plan: The proposed 2018-2022 CVC Recreation Plan was prepared by Carlisle Wortman. It must be fully approved by Council for publication/adoption before March 1, 2018 in order for CVC to qualify for 2018 grant money. The Plan has been reviewed in public input sessions and is posted on the CVC website. As a result, Jonathan Smith has a list of very minor revisions.

Motion by Haven, second by Little for the PC to approve the Rec Plan with revisions. The motion carried unanimously.

All Else: None

Motion by Luginski, second by Rogers to adjourn at 7:32 P.M. Motion carried unanimously.

Draft Minutes respectfully submitted by Rich Little, Chairman