

Draft Minutes of the February 1, 2021 City of the Village of Clarkston Virtual Planning Commission Meeting.

1.Call to Order at 7:00 p.m. by Chairman Little.

2.Little, Gualdoni, Rogers and Wylie present in Clarkston. Schoebel present in Florida.

3.Motion by Schoebel, second by Little to approve the February 1, 2021 Agenda. Motion carried unanimously by roll call vote.

4.Public Comments: None.

5.Motion by Schoebel, second by Wylie to approve the January 21,2021 PC Minutes. Motion carried unanimously by roll call vote.

6.New Business: None

7.Unfinished Business:

A. Planning Commission Master Plan (MP). Motion by Schoebel, second by Wylie to post the details/status of the 28 updated MP Action Items on the City website. Motion carried unanimously by roll call vote.

B. Modifications to Zoning Development Ordinances: Chairman Little reiterated the Planning Commission's intention to encourage quality development in our City.

Mr. Ben Carlisle of the C/W Group attempted to clarify the Zoning Ordinance issues of height, density and commercial use confronting future development with the following proposals:

A. Possible Mixed-Use to allow commercial or office in addition to residential use with a cap of 10% of floor area to nonresidential use.

B. Allow up to 3 stories in height from the current 2 ½ and 40 feet in height from the current 35' with a consideration of:

1.Adjacent structures.

2.Topography.

3.Architectural style.

4.Any public benefit from additional height.

C. Capping density and setbacks consistent with future land use plans and allow an increase of up to 25% from the current allowable 6-8 units/acre.

The Ordinances would allow flexibility to be tailored to different sites.

Motion by Little, second by Wylie to recommend to Council for consideration the clarification and strengthening of issues relating to height, density and mixed use in the Zoning Ordinances. Motion carried unanimously by roll call vote.

C. Short –Term Rentals (Airbnb’s): After discussion it was decided that action was needed to either ban or regulate short-term rentals. Motion by Schoebel, second by Gualdoni to recommend to Council the consideration of regulating or banning short-term rentals. Motion carried unanimously by roll call vote.

8.All Else: Chairman Little presented the possibility of expanding the Planning Commission from the present 5 to 7 members. The issue will be discussed at future meetings.

9.Motion by Schoebel, second by Little to adjourn at 7:56 p.m. Motion carried unanimously by roll call vote.

Minutes Respectfully Submitted by Frank Schoebel, Secretary.