

**VILLAGE OF LAKEVIEW
PLANNING COMMISSION MINUTES
JANUARY 18, 2022**

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, and Ed Winter.

Members Absent: Gary Padden

Also Present: Manager Dood and Melissa King

Guests: Doug Piggott

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

Public Comments: None

Existing Business: Winter moved and Griffith seconded to approve the minutes from November 8, 2021 as presented. Motion carried.

Business:

Site Plan Review

Manager Dood presented a site plan for the Medical Clinic that will be located at 8650 Howard City-Edmore Rd. He has reviewed the print and application and has no issues with it. It was asked how the building would affect the drive to the well house. MDOT approved the expansion of the Well house driveway so all three locations will access the same point. (Well house, Spectrum, Clark's Auto). The existing right of way easements will be dissolved. By sharing the drive, it gives property owner's access to the front of their lot up to the MDOT right of way.

Winter moved and Lincoln seconded to approve the site plan as presented for 8650 Howard City – Edmore Rd. Motion carried.

Table of Uses

In the Technical Analysis - Table of Uses, these documents were reviewed at an earlier meeting and the changes are all reflected in this new document. A run through of these uses was given to make sure there was no more discussion needed.

The next portion of this article is the Table of Use Requirements. We will take the established list of uses and have the definitions and add columns for parking and design standards where appropriate.

Site Plan Review – Chapter 11

This is a new article. It is intended to give direction for site plans. Doug explained when site plan approval would be needed. The requirements for a site plan review are explained in section 11.03 in detail. Section 11.04 clarifies the review process. The remainder of section 11 were reviewed.

Condominiums – Chapter 9

The purpose of this section is because of site condominiums. Most new development that you would consider to be sub divisions are essentially site condominiums. This chapter puts a process in place to review. The

information that would be submitted for review during this process would ensure that it is not inconsistent with the Zoning Ordinance. You don't want to have a situation where the bylaws say something can be done when the zoning ordinance prohibits it.

Special Land Uses – Chapter 10

This chapter starts with a purpose statement. It includes the procedure that needs to be taken for a special land use and criteria for approval. With special land uses, we are approving the land use. A site plan approves the layout. There is a time limit provision that says if you get approval, you are not allowed to resubmit for a year. There is also a provision that deals with revocation/abandonment. If the property is sold/transferred, the special land use will transfer with it.

Winter moved and Griffith seconded to adjourn at 7:27 PM. Motion carried.

Respectfully submitted,

Melissa King
Village Clerk