

VILLAGE OF KENT CITY
PLANNING COMMISSION

Regular Meeting Minutes

Thursday, March 1, 2018 7:00 PM

Kent City Village Office – Meeting Room

I. Call to Order

Chairperson Rood Vaughan, called the meeting to order at 7:03 PM.

II. Roll Call of Commissioners

Members Present: Greg Goss, Staci Bull, John Petruska, Rood Vaughan, Steve Bucker, Nate Snoap, Mike Maksimchuk

Members Absent: Ed Lain, Tom Sherwood

Others Present: Dennis Kaminski Zoning Administrator, Randy Kirby

III. Approval of Agenda with the addition of a. Discussion on C-1 business district amendment or variance under New Business.

Motion by Petruska, Second by Maksimchuk to approve the agenda.

Vote: 7 Ayes, 0 Nays. **Motion** Passed

IV. Approval of Minutes of February, 2018 Regular Meeting

Motion by Goss, Second by Snoap to approve the minutes.

Vote: 7 Ayes, 0 Nays. **Motion** Passed

V. Public Time – other than agenda items (5 minute limit)

Public Time was opened at 7:07 PM – No comments

Public Time was closed at 7:51 PM

1. Public Hearing – 10 N. East Street, Request to rezone from R1 to R2 (Rendel and Andrea Kirby)

a. Kirby stated that they want to make the house an upper and lower level rental unit.

b. He stated that there is 50 feet between the driveway and the property line

c. Petruska asked if they were going to widen the driveway

d. Kirby stated that they were not

e. Goss asked if there was a second exit from the 2nd floor

f. Kirby mentioned that there was and that the upstairs residence will use one parking spot out front by the school and there will be four parking spots on the East side of the house

- g. Petruska pointed out that the school does not have an issue with rezoning the property from R1 to R2
- h. Goss had concerns if the property will pass code for the building code with it changing over to a two property rental unit
- i. Petruska asked if the driveway could be extended if need be
- j. Kirby stated that there is an easement that the school and the homeowner can use for parking
- k. Petruska would like to see three parking spots more clearly defined. Each parking spot should be 9 X 18 feet
- l. Vaughan asked the homeowner to show a sight plan with the parking spaces on it
- m. Goss stated that there should be 6ft shrubs/evergreens (the shrubs/evergreens have two years to get to the required 6ft tall) or a fence on the East side of the property line to separate the homeowner property from the school

Motion by Petruska to table the public hearing until the April meeting because the planning commission requested a complete site plan with lot lines, scaled drawing of parking area with a minimum of three parking spaces, a walkway to the door and fencing or shrubs/evergreens on East and North side of the house, Second by Goss.

Vote: 7 Ayes, 0 Nays. **Motion** Passed

2. Public Hearing – Sign Ordinance

- a. Goss would suggest that the planning commission ask the council to invite Mark Van Allsburg to the April 12 council meeting to discuss the sign ordinance

Motion by Petruska to table the sign ordinance discussion until the May Planning commission meeting, Second by Maksimchuk.

Vote: 7 Ayes, 0 Nays. **Motion** Passed

VI. Old Business

- a. Request to Rezone 10 N. East Street from R1 to R2
- b. Sign Ordinance
- c. Discussion period of the council on the draft Parking Ordinance
 - 1. Maksimchuk made a draft version of changes of the current parking ordinance
 - 2. Petruska stated that all new construction can be enforced when it comes to parking
 - 3. Goss and Petruska pointed out that there are a lot of houses that will have to be grandfathered in.
- d. Application/Ordinance from the Baptist Church for rezoning of the old church?
 - 1. Kaminski stated that the new owners of the church want to rezone it to R2
 - 2. According to the attorney R2 zoning has to be south of Ball Creek
 - 3. Kaminski mentioned to the new owners that the property can only be used for commercial use
 - 4. Kaminski pointed out that the attorney suggested that the property be changed from R1 to C1

5. At this time the planning commission is waiting for the new owners to amend their application from R2 to C1
- e. Application/Possible proposal from Speedway for an addition at 6 S. Main
 1. Kaminski stated that the village has not received an application from Speedway yet

VII. New Business

- a. Discussion on C1 business district amendment or variance
 1. Petruska mentioned that he wanted to discuss mixed use when it comes to C1 zoning
 2. Petruska stated that the village has many buildings that have apartments above the business
 3. Goss pointed out that in Grand Rapids it is very common
 4. Goss mentioned that if the planning commission makes C1 a special land use then someone could build a business with apartments above it
 5. Goss will draft changes to C1 zoning for multiuse and bring it to the April meeting

IV. Commissioner Remarks- None

V. Adjournment

Meeting was closed at 8:39 PM by Rood Vaughan, Chairperson
Motion by Petruska to close the meeting, Second by Maksimchuk.
Vote: 7 Ayes, 0 Nays. **Motion** Passed

Respectfully submitted,

Staci Bull
Secretary