

Village of Bellaire

PLANNING COMMISSION

Commissioners: Dan Bennett, Butch Dewey, Bill Drollinger, Fred Harris, and Don Seman

PLANNING COMMISSION PUBLIC HEARING MINUTES

November 5, 2019

5:00 p.m.

1. **Call to Order:** Chairman Drollinger called the meeting to order at 5:00 p.m.
2. **Roll Call Attendance:**
 - Present:** Butch Dewey, Fred Harris, Don Seman and Bill Drollinger
 - Absent:** Dan Bennett
 - Staff Present:** Lori Luckett, Zoning Administrator
 - Also Present:** Elizabeth Calcutt, Networks Northwest, Julia Pietrowicz, Terry Coates, Christy Wilson, Jean Seman, Trish Fox, Doug Fox, Ingrid Henderlight, Rolland Fink, Brenda Fink, Louise Wenzel, and Ian Simpson
3. **Welcome to the Public:** Chairman Drollinger welcomed the members of the public.
4. **Opening of the Public Hearing:** Chairman Drollinger opened the public hearing by announcing the matter to be heard. The Planning Commission for the Village of Bellaire will hold a Public Hearing on Tuesday, November 5, 2019 at 5:00 p.m. in the village council chambers at 202 N. Bridge Street, Bellaire, Michigan on the proposed Bellaire Village Master Plan, followed by a regular meeting immediately thereafter. Following the public hearing, the Planning Commission will consider the Master Plan for adoption.
5. **Determination of Time Limit for Addressing the Planning Commission:** No time limit was set.
6. **Public Comment Period:** Chairman Drollinger asked if all were in attendance for review the Master Plan. He asked if they liked it, did not like it, wanted anything changed? He explained the process of developing the Master Plan to date. A lot of time an effort from the Planning Commission, Village Council, members of the community. The walls were covered with notes. The photos were gathered from a number of sources. The cover photo of the Village in the 1920s was selected to be a little different. Chairman Drollinger asked Trish Fox if she had any comments. Mrs. Fox noted that she was at the meeting to speak about the downtown. She was not sure if this was appropriate. Chairman Drollinger stated that the purpose of the meeting was to comment on the Master Plan. There were no comments. Chairman Drollinger asked whether the Planning Commission members had any comments. Commissioner Dewey stated that that the Master Plan was professionally done and will help the village with the grant process. He noted that past Master Plans have been done on our own. He is all for the Master Plan. Commissioner Harris noted that he had not been as involved in the process and congratulated the Planning Commission members for their hard work. Commissioner Seman stated that all involved had done a good job and that there was not much to add beyond what others had said. Elizabeth Calcutt from Networks Northwest, stated that the comments were all positive. The Master Plan is a guided vision document that will continue to be a product that the Planning Commission can update on its own every five years. It shows the amount of public input collected. It is a good thing when there is not too much to say at the public hearing; you have covered your bases through the process. Louise Wenzel asked about the next step. Chairman Drollinger explained that the public hearing would be closed. The Planning Commission will go into its regular meeting to vote on the Master Plan. The vote will be a recommendation to the Village Council to adopt the Master Plan. The Village Council is meeting November 6, 2019. The Village Council will consider the recommendation and decide whether to adopt the Master Plan. She asked how it would be implemented. Zoning Administrator Luckett

explained that it is a guide. There are Future Land Uses that the committee would like to see implemented, like a road map. There is a matrix in the Master Plan that outlines the goals and objectives and identifies who is responsible for helping. There may be amendments to the zoning ordinance required to align with the Master Plan. Zoning Administrator Luckett thanked Ms. Calcutt for her help in completing the Master Plan. Brenda Fink explained that she spent several hours reading the Master Plan and looking at it from different perspectives. She was impressed with the thoroughness of the Plan. Bellaire is not a culturally diverse community. Over all she was impressed with the Plan. It is clear enough to state a point. The detail of the how or what can be worked out later. She has lived in this community for 25 years and in business for 15 years. In general, this is not a publicly transparent community. A lot of people are working to change that. Mrs. Fink stated that it is not enough to post a meeting and expect people to come; you have to reach out and communicate with people where they are. It is important to develop a consensus on how to achieve multiple objectives. Hearing ideas from more people and having a constructive dialogue is important. Mrs. Pietrowicz asked about the changes in the zoning districts. Zoning Administrator Luckett explained that the zoning map reflected zoning districts under the zoning ordinance. The Future Land Use map did not reflect zoning, but land uses. For example, the Commercial Zoning District in the zoning map is a “general business” use in the Future Land Use Map. It is possible that zoning will change to address future uses. The committee members recognized a need for affordable housing; the future land use of Clustered Residential could help address this need. There is a focus on affordable or workforce housing in the Master Plan and information on demographics. Doug Fox asked about housing affordability. The Master Plan states, “(t)o create more opportunities for housing, the Village of Bellaire can consider regulatory approaches that allow diverse housing options . . .” He asked whether there was any foresight or thought as to what that means? What types of regulations might occur and what is meant by diverse housing? Chairman Drollinger responded that no developers have come forward with a proposed development. Tiny houses and low-income housing have been talked about but no one has come forward. At least we have the flexibility to address the different types of housing. Zoning Administrator Luckett added that the 2016 Zoning Ordinance eliminated minimum square footage requirements and addressed accessory dwelling units. Short term rental regulations have been discussed at previous meetings with identified property owners. Almost all of those property owners who attended the previous meeting were not opposed to regulations dealing with safety issues. If short term rentals are regulated, it would likely be through the village code. Chairman Drollinger stated that with the Air BnB rentals, the big thing is to respect the neighbors, especially if these rentals are in the R-1 district. There has been one complaint that was addressed. Mrs. Pietrowicz asked whether it could be addressed with a noise ordinance. Chairman Drollinger indicated that noise and fireworks can be addressed. The village does not have a fireworks ordinance but follows state law. Landowners who have Air BnBs understand that they have to watch the actions of their renters. If there is a problem it will be dealt with. Sor far, it has not been too bad. Trish Fox thanked those who had put the work in, very forward thinking for a small community. There has been talk from people who would like to fix up, remodel some of the houses and turn them into rentals. If there is some incentive on the front end, it may be possible draw people into the community. Christy Wilson stated that she thought the Master Plan looked fantastic.

- 7. **Closing of Public Hearing:** Chairman Drollinger closed the public hearing at 5:21 p.m.
- 8. **Deliberation:** There was no further deliberation or discussion.
- 9. **Closing of Member and/or Public Comment:** Member and Public Comment closed at 5:22 p.m.
- 10. **Adjourn:** Public Hearing adjourned at 5:22 p.m.

Minutes compiled by:
Lori A. Luckett, Zoning Administrator & Recording Secretary

Approved: _____
William Drollinger, Chairman

Date: _____