

# Village of Bellaire

## PLANNING COMMISSION

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

### PLANNING COMMISSION PUBLIC HEARING MINUTES

October 8, 2018

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:** Dan Bennett, Fred Harris, Don Seman and Bill Drollinger
  - Absent:** Butch Dewey
  - Staff Present:** Lori Luckett, Zoning Administrator; Bradley Keiser, DPW
  - Also Present:** Christy Wilson, Trish Fox and Gene Eby
3. **Welcome to the Public:** Chairman Drollinger thanked the members of the public for attending the meeting.
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, October 8, 2019 at 5:00 p.m. in the village council chambers at 202 N. Bridge Street, Bellaire, Michigan. The purpose of this hearing is to solicit comments and opinions on the proposed amendment to the Village of Bellaire Zoning Ordinance, Section 4.03 Schedule of Regulations.
5. **Determination of Time Limit for Addressing the Planning Commission:** No time limit was set.
6. **Public Comment Period:** Chairman Drollinger asked if there were any comments or questions. Does anyone want to know why the Planning Commission did this? He asked whether the Planning Commission members had questions. Gene Eby asked about the side setbacks of 5 feet in all R-1? Are there any caveats? Zoning Administrator Luckett stated that there was footnote c which provides that side yard setbacks on corner shall be the same as the front setback on the lot. Chairman Drollinger explained that he had received a lot of complaints about people not being able to use their land. The 25' on the side and front had been due to clear visibility reasons. The corner setback changed. Mr. Eby spoke about his building on Aspen Lane; if he wants to build another building it would have to be in the middle of his yard. There was brief discussion about the development of Aspen Lane. Bradley Keiser asked if the setbacks were the same on alleys. Chairman Drollinger indicated that they were and wondered whether they should be reviewed. He asked Mr. Keiser, as the DPW Supervisor, what effect it would have on snowplowing. Mr. Keiser did not think it would have an effect because the holder could be used. He explained that the holder is used along that location because of the proximity of buildings and fences to the road. Chairman Drollinger asked members about the setbacks along alleys. Zoning Administrator Luckett noted that the definition of right-of-way included street, alley, or other thoroughfare or easement permanently established for passage of persons or vehicles. The right-of-way affects setbacks. The front lot line runs adjacent to the right-of-way. There was discussion about the location of his property in relation to the alleys. It was noted that the clear vision change affects the corner lots and that the purpose of the amendment reducing setbacks was to make it easier but to also reduce nonconformities. A variance may be the better way to handle Mr. Eby's property. Maintenance of Mopar Lane was discussed. Mr. Eby suggested that there are many houses throughout the village that are right up to or in the right-of-way. Mopar Lane is a utility right-of-way that runs from Aspen Lane down behind Mr. Stead's. Chairman

Drollinger suggested that alleys can be looked at to see whether setbacks on alleys should be reduced. Mr. Eby asked about large truck traffic along Hickory Lane, noting that they do damage and are not stopping. The alleys are not paved like regular roads and are damaged easier. Mr. Eby wondered why loads could weren't delivered off M-88. A question was raised about load restriction. Chairman Drollinger asked whether there were any other questions on the proposed setbacks.

**7. Closing of Public Hearing:** The public hearing was closed at 5:16 p.m.

**8. Deliberation by Members:** Chairman Drollinger asked whether the members wanted any increases or decreases to the proposed amendment. He suggested that it was a good compromise for the future. Commissioner Harris, Commissioner Bennett and Commissioner Seman agreed.

**9. Motion for a Decision:** Chairman Drollinger requested and made a motion to accept the Schedule of Regulations as proposed and recommend approval to village council.

**Motion by Chairman Drollinger, supported by Commissioner Harris, to the accept the Schedule of Regulations as proposed and recommend approval to village council. Motion passed by unanimous voice vote of those members in attendance.**

**10. Closing of Member and/or Public Comment:** Zoning Administrator Luckett provided an update on the status of the master plan and whether it will be ready for a public hearing on November 5, 2019. Chairman Drollinger asked about the council approval of the ordinance at their special meeting. Chairman Drollinger read a letter from Trish Fox regarding business owners wishing to collaborate with the village on reviewing current regulations and procedures and partnering in future needs. Chairman Drollinger invited them to attend the next Planning Commission meeting on November 5, 2019.

**11. Adjourn:** Public hearing adjourned at 5:19 p.m.

Minutes compiled by:  
Lori Luckett, Zoning Administrator & Recording Secretary  
Minutes are subject to approval.

Approved: \_\_\_\_\_  
William Drollinger, Chairman

Date: \_\_\_\_\_