

APPROVED 02/11/2021
REGULAR MEETING
PLANNING COMMISSION
MINUTES

JANUARY 14, 2021

THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION WAS CALLED TO ORDER AT 7:36 P.M., ON THURSDAY, JANUARY 14, 2021, BY CHAIRMAN McCLELLAN VIA ZOOM

ROLL CALL

Present: Frank, Kaminski, Majchrzak, McClellan, Misco, Moore, Rix, Weinert, Zink

Absent: None

Others: City Planner Jeschke

Visitors: Mayor Pro-Tem Misteravich

APPROVAL OF MINUTES

Motion by **Rix**, seconded by **Frank**, to approve the minutes of the October 29, 2020, regular meeting as presented.

All yeas

Motion passes

Motion by **Rix**, seconded by **Kaminski**, to approve the minutes of the November 12, 2020, regular meeting as presented.

All yeas

Motion passes

AUDIENCE PARTICIPATION

None.

CORRESPONDENCE

City Council Meeting of November 4, 2020
City Council Meeting of November 15, 2020
City Council Meeting of December 7, 2020

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Motion by **Kaminski**, seconded by **Frank**, to receive and file the correspondence as presented.

All yeas

Motion passes

ADOPTION OF AGENDA

Motion by **Frank**, seconded by **Kaminski**, to adopt the agenda as presented.

All yeas

Motion passes

PUBLIC HEARING

None.

ITEMS FOR CONSIDERATION

B-1. TXT-01-2021/City of Richmond/Text Amendment to Article 4 and Section 6.301 (Body Art Parlors and Body Piercing Studios) to revise the design standards section of the zoning ordinance

City Planner Jeschke informed the Commission that the City's current zoning ordinance regulations on Body Art Parlors and Body Piercing Studios was very restrictive. Administration was proposing changes as follows:

- The text amendment to Article 4 will change the use from requiring a Special Condition Use Permit in the B-1 and B-2 zoning district to being a permitted use like it currently is in district B-3. The amendment would also propose to open up the O zoning District to being a permitted use.
- Amend Section 6.301 to simplify the standards and specifically to remove the accessory use standard within the B-2 zoning district.

Administrations proposed ordinance removes almost all requirements except for hours of operation and the requirement to meet County Health Department approval.

Motion by **Frank**, seconded by **Kaminski**, to approve and recommend to City Council TXT-01-2021 (Proposed Ordinance Amendment #156-28) which amends Article 4 (Land Use Table) and Section 6.301 (Body Art Parlors and Body Piercing Studios).

All yeas

Motion passes

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B-2. Discussion and review of the current accessory structure standards within the Zoning Ordinance

City Planner Jeschke informed the Commission that the accessory structure size limitations have been in effect unchanged in the City's Zoning Ordinance for at least the past 30 years.

At the Planning Commission Meeting in October 2020, the Commission indicated that they would like to review this section of the Zoning Ordinance.

The Commission was presented with the Detached Accessory Structure Standards for Single and Two Family Residential uses. There are two sections that currently limit the total square footage of accessory structures.

The first section states that accessory structures shall not occupy more than 25% of the required rear yard area and 40% of the non-required rear yard area. This standard is very confusing to most people to understand, and is difficult to determine. For oddly shaped lots, it is almost impossible to determine.

The second section then states that the total ground floor area of all accessory structures on the lot shall not exceed the ground floor area of the main dwelling.

The City Planner researched the accessory structure standards of 5 communities that are similar in size and/or nature to the City and presented the findings to the Commission.

Currently, the City's standards fall within the middle – we are not the most restrictive, nor the least restrictive.

The Commission discussed the standards from the other communities in comparison to the City's.

It was stated that the City's ordinance does not currently limit the number of accessory structures – only limited by the amount of square footage that would be allowed in comparison with the ground floor area of the main dwelling.

Some question on whether an accessory structure requires a rat wall. City Planner Jeschke informed the Commission that all accessory structures over 200 square feet requires a rat wall and structures over 400 square feet require a building permit and a full foundation.

Some question on where an accessory structure could be location in relation to an easement. City Planner Jeschke informed the Commission that the structure could be located up to the easement and would have to meet all zoning district set-back requirements.

Rix stated that he did have an issue with the ground floor area of all accessory

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structures not being able to exceed the ground floor area of the main dwelling – there are some large lot in the City that could accommodate accessory structures that exceed the main dwelling square footage. He liked the system that was used by the City of New Baltimore that had a tiered system, based on the size of an individual's lot – this would benefit resident with larger city lots. Property owners should not be penalized for the small size of their home when they are on a large lot.

Commissioners were in agreement with a tiered system that would allow for residents with larger lots to have additional square footage of accessory structures.

City Planner Jeschke will look at the tiered system used by the City of Richmond to see how it can be used in the City. The Commission was also in favor of the City Planner adjusting the side and rear yard percentages.

MISCELLANEOUS MATTERS FROM THE CITY STAFF

City Manager Moore thanked Commissioners for agreeing to meet via Zoom.

CHAIRMAN AND COMMISSION MEMBERS

Kaminski – Questioned if a Thai restaurant was locating by Leong's restaurant. City Planner Jeschke informed the Commission that the City has not received any plan yet.

Zink – Commented on allowing recreational vehicles on private property. City Manager Moore informed the Commission that recreational vehicles are allowed the side of a residential property – they can only remain in the driveway for two (2) days.

Majchrzak – Questioned who was responsible for cleaning up debris in front of businesses. City Manager Moore informed the Commission it varied defendant on the area – will have DPW check into the issue.

Weinert – Thanked the DPW for installing and removing the Christmas Decoration throughout the City.

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ADJOURNMENT

Motion by **Frank**, supported by **Kaminski**, to adjourn the Planning Commission Regular Meeting at 8:19 p.m.

All yeas

Motion passes

Respectfully submitted:

Karen Stagl
City Clerk