

**APPROVED 05/13/2021**  
**REGULAR MEETING**  
**PLANNING COMMISSION**  
**MINUTES**

**APRIL 8, 2021**

**THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 P.M., ON THURSDAY, APRIL 8, 2021, BY CHAIRMAN McCLELLAN VIA ZOOM**

**ROLL CALL**

Present: Frank, Majchrzak, McClellan, Misko, Moore, Rix, Weinert, Zink

Absent: Kaminski

Others: City Planner Jeschke, City Clerk Stagl

Visitors: Rich Schmidt, Vern Houston, Lynne Houston

Motion by **Moore**, seconded by **Rix**, to excuse Commissioner Kaminski from tonight's meeting, due to medical reasons.

All yeas

**Motion passes**

**APPROVAL OF MINUTES**

Motion by **Rix**, seconded by **Frank**, to approve the minutes of the March 11, 2021, regular meeting as amended:

Under roll call, motion should read: Motion by Moore, seconded by Kaminski, to excuse Commissioner from Mark Zink from tonight's meeting, due to being in attendance at the Citizen Planner Workshop. All yeas (added) Motion passes (added)

All yeas

**Motion passes**

**AUDIENCE PARTICIPATION**

None.

**CORRESPONDENCE**

City Council Meeting Minutes of February 15, 2021  
Council Quarterly Roundtable Meeting Minutes of March 1, 2021  
City Council Meeting Minutes of March 1, 2021

Motion by **Moore**, seconded by **Frank**, to receive and file the Correspondence as presented.

All yeas

**Motion passes**

**ADOPTION OF AGENDA**

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

All yeas

**Motion passes**

**PUBLIC HEARING**

None.

**ITEMS FOR CONSIDERATION**

**B-1. SPR-02-2021/Site Plan Review/St. Peter's Lutheran Church/67055 Gratiot Avenue**

City Planner Jeschke informed the Commission that Saint Peter's Lutheran Church was requesting a site plan review to allow a 40' by 80' pavilion on the southwest portion of the church/school property. The pavilion will be a 3,200 square foot open-air pavilion.

The pavilion meets all setback requirements and will not be detrimental to the area. The City Planner is recommending approval of the site plan.

Vern Houston – This is something the Church has wanted for several years and the pavilion has become more necessary due to Covid. It makes good sense to move forward with this project at this time.

Motion by **Rix**, seconded by **Frank**, to approve the requested site plan review to allow a 40' by 80' pavilion on the southwest portion of the church/school property located at 67055 Gratiot (APN: 50-07-06-01-451-044).

All yeas

**Motion passes**

**B-2. Discussion on Accessory Structure size allowances**

## **APPROVED 05/13/2021**

The Planning Commission was presented with two different text amendments. The text amendment would amend Section 7.02 C (Detached Accessory Structure Standards for Single and Two-Family Residential Uses) to revise the maximum size allowed.

One proposal was to adjust the maximum ground floor area of accessory structures based on parcel sizes 12,500 square feet or less; parcel sizes 12,500 square feet to one acre or parcels larger than one acre.

The second proposal was to adjust the maximum ground floor area of all accessory structures to not exceed 7.5% of the total lot area; or ground floor area of the principal building, whichever is larger.

City Planner Jeschke stated that he felt the second proposal was more equitable.

All Commissioners agreed that the second proposal was more agreeable.

Commissioners did discuss increasing the maximum height of the walls, for an accessory structure, to 14 feet – this would allow the accessory structure to be used to store a large motor home. Commissioners agreed that the maximum side wall height limit should be increased, but then questioned the pitch of the roof and the maximum height of an accessory that was currently allowed by the City Zoning Ordinance.

Commissions requested that the ordinance amendment language be revised to include the changes agreed upon by the Commission. Commissioners also requested that the Planner provide some different roof pitches along with the revised text amendment.

### **MISCELLANEOUS MATTERS FROM THE CITY STAFF**

Moore – the City's road projects will begin in May

### **CHAIRMAN AND COMMISSION MEMBERS**

Zink – Commented on the Citizen Planner course he just completed. It was very interesting and he was happy to say that several items discussed were things the City already practiced.

McClellan – Reminded everyone to not let their guard down regarding Covid-19.

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**ADJOURNMENT**

Motion by **Frank**, supported by **Weinert**, to adjourn the Planning Commission Regular Meeting at 7:50 p.m.

All yeas

**Motion passes**

Respectfully submitted:

Karen Stagl  
City Clerk