

Village of Bellaire

PLANNING COMMISSION

Commissioners: Butch Dewey, Fred Harris, Robert Shumaker and Don Seman

PLANNING COMMISSION WORK SESSION MINUTES

July 8, 2014

- **Call to Order:** Chair Drollinger called the session to order at 2:00 p.m.
- **Roll Call Attendance:**
 - Present:** Chairman Drollinger, Butch Dewey, Fred Harris, Robert Shumaker and Don Seman (2:04 p.m.)
 - Absent:** None absent
 - Staff Present:** Lori Luckett, Zoning Administrator
 - Also Present:** Colette Stanish
- **Approval of Minutes from June 24, 2014 Work Session:**
 - Motion by Shumaker, seconded by Dewey, to approve the minutes of the June 24, 2014 work session. Motion carried by unanimous voice vote.**
- **Additions to Work Session Items:** None.
- **Section 3.5 - Accessory Buildings or Structures**

Discussion began regarding Section 3.5 of the Village of Bellaire Zoning Ordinance and allowing accessory buildings anywhere within the building envelope so long as setbacks are met. Review of language in the zoning ordinances of the Village of Elk Rapids and the Village of Suttons Bay. Discussion of limited the height of the accessory buildings. Current zoning ordinance allows a single one story accessory building or structure on each parcel or lot in addition to one- or-two-story detached garage. Discussion about adding a minimum distance requirement of 10 feet between a detached accessory building and principal dwelling for safety reasons. Discussion about removing Section 3.5.J. and leaving Section 3.10 as is.

- **Section 3.23 - Business and Informational Signs.**

Discussion about previous zoning ordinance and allowing ground mounted signs 10 feet off the front line which appears to be measured from the right of way. Current zoning ordinance regulates signs on the exterior of the building only. Drollinger indicated that when business owners were consulted they did not want interior signs regulated as interior signs interfere with window displays. Question about whether the definitions matched up with what is intended to be regulated? Discussion about whether the commission should revisit sign definitions i.e. temporary versus portable signs.

- **Section 3.25 – Outside Display of Merchandise**

Review of article about outside displays in the City of Charlevoix. Further discussion on this section tabled.

- **Work Session ended at 2:54 p.m.**

Minutes compiled by:
Lori Lockett, Zoning Administrator & Recording Secretary

Approved: _____
William Drollinger, Chair

Date: _____