

CITY OF CLARKSTON
PLANNING COMMISSION MINUTES
June 2, 2014

CALL TO ORDER: 6:00 P.M., Clarkston City Hall, Chair Murray
ROLL CALL: Bob Gilbertson, Jim Merrill
John Murray, Margo McCroskey.
Staff: Jim Martin

APPROVAL OF MINUTES:

Minutes of the May 19, 2014 meeting were approved on a motion by MURRAY/MERRILL. Motion carried.

REGULAR BUSINESS:

A. Discussion – Addition of New Zoning Designation – Neighborhood Commercial and Zoning Matrix Changes

Chairman Murray requested Public Works Director Martin to summarize where the Commission is relating to the update of the matrix. Martin explained that the matrix has been considered for an update for a number of reasons. Over and above the need to incorporate I-502 (marijuana uses) there are other aspect of the matrix that are missing, outdated and / or inconsistent with current uses. Martin then explained that during the investigation of the possibility of regulating a use in one part of a specific zone while not another, it was determined that it would be beneficial to create a new zone that encompasses those Service Commercial zones that are removed from the Service Commercial zone north of Maple Street. Those “satellite” Service Commercial zones are located in predominantly residential neighborhoods. This would allow the Commission to place specific zoning allowances for that new zone without effecting the existing Service Commercial zone. This new Neighborhood Commercial zone would be established with a new definition that would help the Commission pick and choose what the allowable uses in the new NC zone might be. Martin and Murray both had examples of proposed definitions that were combined to the satisfaction of the Commission. That new definition reads...

Neighborhood Commercial Zone:

“This zone provides commercial uses for the day to day needs of the immediate neighborhood. This zone is intended to be small while still providing commercial uses to those living nearby. The intent is to ensure compatibility with the vicinity neighborhood character and to reduce trip length and frequency by allowing only those uses that primarily serve the neighborhood and that do not have a tendency to draw traffic from outside the neighborhood. Convenience goods (e.g. food, drugs, and sundries) along with personal services (e.g. dry cleaning, barbershops or beauty shops) are common goods and services offered.”

Discussion continued with the chairman suggesting that the Neighborhood Commercial zone be reviewed by going over the suggested allowable uses as suggested by staff. The review progressed alphabetically until drug stores were discussed. It was decided that given the neighborhood aspect of the new zone, it would be important to regulate the allowable size of retail type use. After much discussion, it was determined to match the matrix section addressing food stores where they are split between buildings less than 2,500 s.f. and greater than 2,500 s.f., giving the Commission better guidance with other retail uses in the new area. Martin pointed out that there are other aspect of the zoning code that restricts building size by other requirements such as parking. For example, each use requires a specific number of spaces that could control the overall size of the building. Use discussion continued alphabetically to marijuana uses where it was determined to allow retail sales in Service Commercial, Downtown Commercial, and Port Commercial. Martin reminded the Commission that processing and production had been previously determined to be allowed in Heavy Industrial zones only. Alphabetical review continued until complete. Martin showed the Commission how the setbacks from property lines, lot coverage and other aspect of the new zone would mimic the existing Service Commercial zone and it was agreed that they were applicable to Neighborhood Commercial zone. It was then decided by a 4 to 0 vote to conduct the required public hearing on the new matrix on June 16, 2014 at 6:00 PM. The Neighborhood Commercial zones were once again identified as those areas now designated Service Commercial in two areas south of the existing Service Commercial lying north of Maple Street as indicated in the official zoning map of the City of Clarkston.

B. Update of Recreational Vehicle Use – Hardship Exception

Martin presented new language for the “Hardship Exception” that establishes language requiring any RV used for such a hardship be located on the same property as where the care is given or received. Previous language did not specify. The Commission had also requested appropriate setbacks from property lines be established, which were included. The renewal requirement is proposed to change from an annual review to every six months. The Commission agreed with one exception due to the ongoing misuse of the program and lack of proper enforcement of illegal activities.

COMMUNICATIONS:

A. From Public

Kelly Jackson addressed the Commission explaining his opinion as to the number of jobs that the marijuana industry will create locally.

B. Written: None

C. From the Planning Commission: None

D. Staff Reports: None

ADJOURNMENT:

Meeting adjourned at 7:20 p.m.

John Murray, Chair