

Heather Hanover
Chair

James Ensign
Vice-Chair

Commissioners
Vacant (Mayor)
Scott Dzurka, Vice Mayor
Mark Holden
Melvin Renfrow
Wendy Ward
Eric Harger



CITY OF ST. JOHNS PLANNING COMMISSION

MEETING AGENDA MEETING DATE: MAY 10, 2023

The St. Johns Planning Commission will hold a regular meeting on May 10, 2023 at 5:30 pm in the County Commission Chambers located at the Clinton County Courthouse, 100 E. State Street, St. Johns, MI. (Please use Cass St. Entrance.)

AGENDA

1. Call to Order (5:30 pm)
2. Approval of Agenda (5:30 pm – 5:32 pm)
3. Approval of Minutes (April 12, 2023 Meeting) (5:33 pm – 5:34 pm)
4. Public comment for non-agenda items (5:34 pm – 5:35 pm)
5. Public Hearings: None
6. New Business
 - A. 510 N. Lansing Street Outdoor Display (5:36 – 5:45) (ACTION ITEM)
 - B. Zoning Amendment Discussion: Section 155.433 Psychological Patients (5:46-5:55)
 - C. Zoning Amendment Discussion: Section 155.341.F-G RV Parking (5:56 – 6:05)
 - D. Leslie Salemi: Acceptance of Resignation (6:06 – 6:15) (ACTION ITEM)
7. Old Business: None
8. Commissioner Comments (6:15 - 6:20)
9. Adjournment

Heather Hanover
Chair

James Ensign
Vice-Chair

Commissioners

Roberta Cocco, *Mayor*
Scott Dzurka, *Vice Mayor*
Mark Holden
Melvin Renfrow
Wendy Ward
Eric Harger
To Be Filled

Kristina Kinde
Interim City Manager



**CITY OF ST. JOHNS
PLANNING COMMISSION**

**APRIL 12th, 2023
REGULAR MEETING MINUTES**

1. CALL TO ORDER

The meeting of the St. Johns Planning Commission was called to order by Interim City Manager Kinde at 5:35 p.m.

Members Present: Cocco, Dzurka, Hanover, Ward, Renfrow, Holden

Staff Present: Kristina Kinde, Chris Khorey

2. APPROVAL OF AGENDA

- A. City staff discussed that the former Chair had resigned. It was discussed to move item 7 of the agenda to item 3.

A motion was made by Vice Mayor Dzurka and supported by Commissioner Holden to approve the agenda as amended.

Yes: Cocco, Dzurka, Hanover, Ward, Renfrow, Holden

Nay: None

Motion carried

3. ELECTION OF NEW CHAIRPERSON

- A. City staff discussed the need to replace the Chair position. Kinde asked if there were any recommendations.

Commissioner Holden recommended Commissioner Hanover for the Chair position and supported by Vice Mayor Dzurka.

Yes: Cocco, Dzurka, Hanover, Ward, Renfrow, Holden

Nay: None

Appointment carried

4. PUBLIC COMMENT ON AGENDA / NON-AGENDA ITEMS

None

5. PUBLIC HEARINGS

A. 709 E. Gibbs Street Rezoning

Motion to open the public hearing made by Vice Mayor Dzurka and supported by Commissioner Ward.

Yes: Cocco, Dzurka, Hanover, Ward, Renfrow, Holden

Nay: None

Motion carried

Chris Khorey explained the scope of the Rezoning. Chair Hanover discussing the types of zoning. No further discussion.

Motion made to close the public hearing by Vice Mayor Dzurka and supported by Commissioner Ward.

Yes: Cocco, Dzurka, Hanover, Ward, Renfrow, Holden

Nay: None

Motion carried

B. 101 W. Townsend (Cedar Creek Behavior Health Center) Special Use Permit

Motion to open the public hearing made by Commissioner Ward and supported by Vice Mayor Dzurka.

Yes: Cocco, Dzurka, Hanover, Ward, Renfrow, Holden

Nay: None

Motion carried

Chris Khorey explained the scope of the Special Use Permit. No further discussion.

Motion made to close the public hearing by Commissioner Ward and supported by Mayor Cocco.

Yes: Cocco, Dzurka, Hanover, Ward, Renfrow, Holden

Nay: None

Motion carried

6. APPROVAL OF MINUTES

Motion made by Commissioner Ward and supported by Commissioner Holden to approve minutes from the February 8, 2023 Planning Commission Meeting.

Yes: Cocco, Dzurka, Hanover, Ward, Renfrow, Holden

Nay: None

Motion carried

7. NEW BUSINESS

A. 709 E. Gibbs Street Rezoning

Chris Khorey explained the rezoning application is to change from general commercial to R3 High Density Commercial. High Density allows for many fewer uses. Approximately 42 residential units could be built in this space. Chris Khorey walked through the criteria for a rezoning.

There was discussion of the definition of R3 zoning, whether there was water and sewer available in the area, and traffic as it relates to Old 27.

A motion was made by Vice Mayor Dzurka and supported by Commissioner Holden to recommend the rezoning of 709 E. Gibbs Street to City Commission.

Yes: Cocco, Dzurka, Hanover, Ward, Renfrow, Holden

Nay: None

Motion carried

B. 101 W. Townsend (Cedar Creek Behavioral Health Center) Special Use Permit

Chris Khorey explained this is a proposed expansion for of the Cedar Creek Behavior Health Center (6,200 sq. ft. of additional space). He reviewed the special use criteria. His recommendation is an approval of the special use permit to the City Commission conditioned on the site plan and variance approvals.

There was discussion regarding the type of patients at the facility, parking, and whether there was feedback from any residents regarding this expansion.

A motion was made by Commissioner Ward and supported by Vice Mayor Dzurka to recommend approval of the special use permit to the City Commission conditioned on the site plan and variance approvals.

Yes: Cocco, Dzurka, Hanover, Ward, Renfrow, Holden

Nay: None

Motion carried

C. 101 W. Townsend (Cedar Creek Behavioral Health Center) Site Plan Approval

Chris Khorey stated that having reviewed the site plan he had some questions. First question was there was no height of the expansion noted. The applicant stated it would be 19'4" which would match the existing adjacent building and matches the height of the rest of the building other than the gymnasium. Chris Khorey stated the maximum height in the ordinance is 35' so they are well within that.

Chris Khorey mentioned there are 16 new parking spots included but there are only 15 required. Chris mentioned they are showing 9' parking spaced but the ordinance requires 10' spaces. He stated the number of spaces is sufficient, but the size needs to be revised.

Chris Khorey discussed landscaping and the standard in the ordinance for an expansion. He explained the requirement, and based on the requirements the applicant is short on the required landscaping.

Recommendation is to grant a conditional approval with conditions of a) special use permit approval b) variance approval and c) a revised site plan with the aforementioned requirements being submitted and McKenna's review and sign off when these conditions have been met.

There was discussion regarding the lighting plan, landscaping requirements, parking requirements, and height of the building.

A motion was made by Vice Mayor Dzurka and supported by Mayor Cocco to approve a conditional site plan based on ZBA approval of variance, city commission approval of special use permit, changing of parking space sizes, inclusion of lighting plan and additional landscaping to screen the residential neighbors. All conditions will be reviewed by the city planning consultant for approval.

Yes: Cocco, Dzurka, Hanover, Ward, Renfrow, Holden

Nay: None

Motion carried

D. Rental Inspection Checklist Proposed Wording Revision

Chris Khorey explained with the Rental Inspection program up and running there are a few items that may need adjusting as we move forward. The current rental inspection list states that when gas fired appliances are used, carbon monoxide detectors are installed on each level of the dwelling unit. However, what we are finding is that there are units that have gas heat or gas water heaters and those are not necessarily "gas fired appliances" but are no less dangerous from a carbon monoxide perspective. We would like to change it to state, "If the unit utilizes natural gas for appliances, heat, hot water, or any other purpose, carbon monoxide detectors are installed on each level of the dwelling unit."

There was discussion regarding whether or not it was necessary to have a carbon monoxide monitor on every level of the home or just the level with the gas fired fixture.

A motion was made by Vice Mayor Dzurka and seconded by Commissioner Renfrow to change the rental inspection checklist to state, "If the unit utilizes natural gas for appliances, heat, hot water, or any other purpose, carbon monoxide detectors are installed on each level of the dwelling unit."

Yes: Cocco, Dzurka, Hanover, Ward, Renfrow, Holden

Nay: None

Motion carried

8. OLD BUSINESS

A. Chickens Ordinance Discussion

Chris Khorey mentioned this has been discussed by planning commission and city commission but has never been completed. Interim City Manager Kinde discussed it came to our attention this was never finalized, therefore it was being brought back to the planning commission, since this is a new group of commission members. Chris Khorey mentioned there were no additional changes he was recommending based on the changes provided. He asked if the planning commission would like to bring it back for a public hearing.

There was discussion regarding sound ordinances, the allowances of roosters, requirements of a permit and how chickens are housed.

Discussed to move forward with a public hearing.

9. ADJOURNMENT

A motion was made by Commissioner Renfrow and supported by Commissioner Holden to adjourn the meeting at 6:32 pm.

Yes: Cocco, Dzurka, Hanover, Ward, Renfrow, Holden

Nay: None

Motion carried

W STEEL ST

N LANSING ST

☐ = mower or utv or similar for display



15' to property line

300-500-000-003-00 X

CJT MINT INVESTMENTS LLC
510 N LANSING ST, ST JOHNS

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May 2, 2023

Planning Commission
City of St. Johns
100 E. State Street, Suite 1100
St. Johns, Michigan 48879

Subject: 510 N. Lansing Street: Zoning Review for Outdoor Display

Dear Mr. Skunda,

As requested, we have reviewed the request for a Zoning Review at 510 N. Lansing St. The applicants, CJT Mint Investments, LLC, propose to display UTV and ATV vehicles outside the business. No other physical changes or new uses are being proposed or considered for the site at this time. The applicant has submitted a drawing showing where the vehicles will be positioned on the property. The drawing shows four vehicles being placed on the north side of the property and seven vehicles on the west side of the building. The drawing also shows 15-foot street setbacks on the north and west sides of the building.

The parcel (shown right) is zoned MU Mixed-Use and is in a district of other MU parcels and uses. The MU Mixed Use district is intended to serve as a buffer between the residential uses to the north and the commercial and industrial uses to the south and east.

The St. Johns Zoning Ordinance addresses outdoor displays in Section 155.194. The Ordinance states that “Commercial outdoor display or storage may be permitted by the Planning Commission provided compliance with all other provisions of this chapter.” The parcel currently meets the design and use standards for the MU Mixed Use district.



To determine if the proposed use is permitted on this parcel, Section 155.15 (f) says, “All outdoor sales, display or storage area property lines adjacent to a residential district shall comply with the landscaping requirements in §§ [155.295](#) through [155.304](#). The Planning Commission may also require taller landscaping screening based on the height of materials to be displayed or stored.” **The site already has landscaping, as recently approved during a Site Plan Approval. We recommend that the existing landscaping be considered sufficient.**

The applicant has submitted drawings showing that the building has a 15 foot setback from the street on the north and west sides of the property. **The street setbacks on the north and west sides of the building are 15-feet, which is consistent with the setback standards in Section 155.170 Table of Dimensional Requirements.**

RECOMMENDATION

We recommend that the Planning Commission approve the proposed display of vehicles at 510 N. Lansing.



Please let us know if you have any questions.

Respectfully submitted,
McKENNA

Christopher Khorey, AICP
Senior Principal Planner

Jeff Keesler
Associate Planner

§ 155.433 HOSPITAL FACILITIES SERVING PSYCHIATRIC AND INCARCERATED PATIENTS.

Hospital facilities for the purpose of serving psychiatric and incarcerated patients are a permitted by special use permit in the MC District provided:

(A) The total number of beds used for treating ~~psychiatric or~~ incarcerated patients does not exceed 20% of the total beds available at the hospital.

(B) Legal non-conforming facilities will not be required to obtain a special use permit unless they expand beyond the current number of beds being used for the care of psychiatric or incarcerated patients.

(C) The applicant shall demonstrate adequate provisions for securing those areas used for the treating of psychiatric or incarcerated patients.

(D) If the use for which this permit is issued is discontinued or reduced in size to an extent that a special use permit is not required for a period of one year, reestablishment or re-expansion of the use shall require approval of a new special use permit.

(Ord. 616, passed 9-23-2013)

§ 155.341 OFF-STREET PARKING REGULATIONS WITHIN A RESIDENTIAL DISTRICT.

(A) Intent. These off-street parking regulations have been adopted to improve safety, traffic circulation and aesthetics within residential districts in the city. They are intended to regulate parking patterns and the location and quality of parking areas in residential areas over the long term. It is not the intent of these regulations to regulate temporary, infrequent and irregular occurrences.

(B) All residential buildings or non-residential buildings in a residential district shall be provided with required parking areas on the same lot with the building or on a lot immediately adjacent to the lot with the building intended to be served, but not more than 100 feet from the building it is servicing.

(C) No repairing, modifying, or operations shall be allowed upon any vehicle, otherwise properly parked on a residential property, for a period in excess of 24 hours, except within fully enclosed buildings or if it is determined that such repair, modification, or operation will not constitute a nuisance or annoyance to adjoining property owners or occupants. Any such work within any 24-hour period allowed under this provision shall not, however, consist of any major repair, redesigning, modifying, or dismantling work but only such occasional minor work as may be required to maintain a vehicle in normal operating condition.

(D) In the event the foregoing regulations create any special hardship beyond the control of a particular resident, the Zoning Administrator is hereby given the authority to grant permission to an applicant to operate contrary to the provisions hereof for a limited period of time not to exceed 14 days.

(E) Required parking areas including driveways shall be constructed from materials that provide a hard surface (concrete or asphalt), shall be drained properly, and shall be maintained in a safe and usable condition. Other surfaces may be used with prior approval from the Zoning Administrator.

(F) Recreational vehicle means any self-propelled or towed vehicle intended primarily for recreational purposes and shall include, but not be limited to, motor homes, travel trailers, tent trailers, collapsible trailers, expandable trailers, pick-up coach campers, unattached pick-up covers, motorcycle trailers, snowmobile trailers, utility trailers, vehicle transporting trailers, stock car trailers, camping trailers, boat trailers, snowmobiles, trail bikes or cycles, unlicensed motorcycles or motor driven cycles, pontoon boats, rafts, ATV's, golf carts, and boats.

(G) Storage and parking of recreational vehicles within all residentially zoned districts shall comply with the following:

(1) Other than in an enclosed building, no person shall park or store more than one item of recreational equipment upon any lot or parcel.

(2) All such vehicles shall remain unoccupied and shall not be connected to sanitary sewer facilities or have a fixed connection to electricity, water, or gas, except that the parking and occupancy of a recreational vehicle on private property shall be permitted for a period not to exceed two weeks, but not to exceed four times a year.

(3) Recreational vehicles stored on any city lot or parcel between October 16 through April 30 must be parked on a hard surface (asphalt or concrete). Recreational vehicles must be parked behind the front line of the house. Parking is allowed in the side yard on the grass from May 1 through October 15. (See graphic below.)

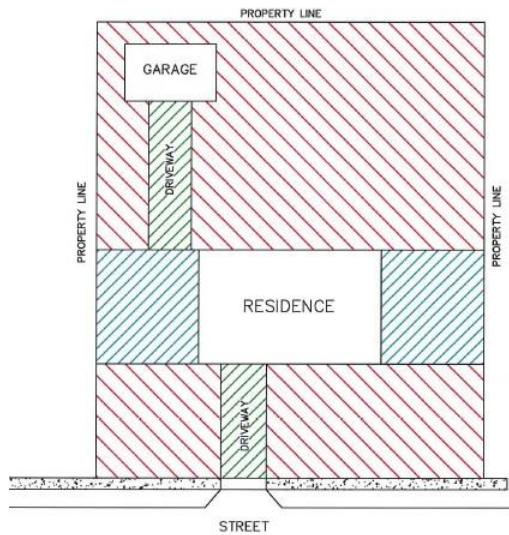
(4) Corner lots have two front yards and two side yards (see graphic below). The Zoning Administrator has the authority to grant residents on a corner lot permission to park their recreational vehicle in their side yard from May 1 through October 15. (See graphic below.)


(H) No parking is allowed in the rear of buildings except in garages, driveways leading to garages, and other parking spaces approved by special use permit.

(I) Not more than three outdoor parking spaces are permitted on a residential lot unless additional spaces are permitted by special use permit.

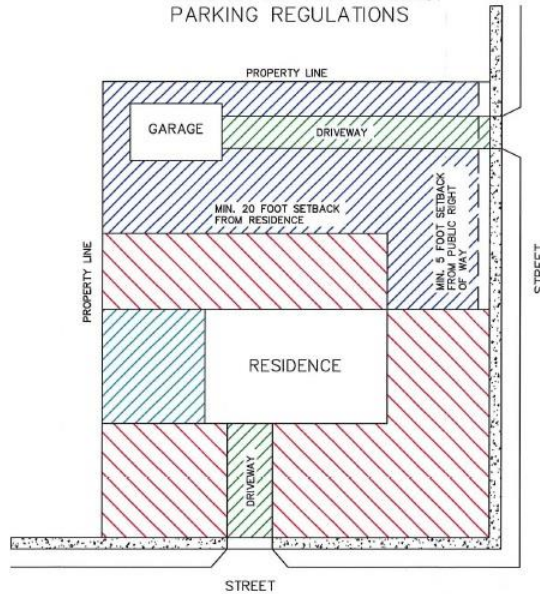
(J) Motor vehicles shall be allowed to be parked only on a parking area or driveway. A parking area is defined as that portion of a lot used for the exclusive purpose of parking a motor vehicle. A driveway is defined as the maneuvering lane needed to allow vehicles to move from the street to a garage or to a public parking area at the far end of the maneuvering lane. The driveway and parking area shall not be located in front of the residential structure.

OFF-STREET PARKING REGULATIONS



-  NO OFF-STREET PARKING ALLOWED
-  OFF-STREET PARKING ALLOWED ON ASPHALT OR CONCRETE SURFACE AT ALL TIMES
-  OFF-STREET PARKING ALLOWED ON ASPHALT OR CONCRETE SURFACE AT ALL TIMES OR ON UNIMPROVED SURFACES FROM MAY 1ST TO OCTOBER 15TH

CORNER LOT OFF-STREET PARKING REGULATIONS



-  NO OFF-STREET PARKING ALLOWED
-  OFF-STREET PARKING ALLOWED ON ASPHALT OR CONCRETE SURFACE AT ALL TIMES
-  OFF-STREET PARKING ALLOWED ON ASPHALT OR CONCRETE SURFACE AT ALL TIMES OR ON UNIMPROVED SURFACES FROM MAY 1ST TO OCTOBER 15TH
-  OFF-STREET PARKING ALLOWED FROM MAY 1ST TO OCTOBER 15TH ON UNIMPROVED SURFACES WITH THE APPROVAL OF ZONING ADMINISTRATOR. NO PERMANENT STORAGE ALLOWED REGARDLESS OF SURFACE TYPE.

(Ord. 616, passed 9-23-2013; Am. Ord. 645, passed 7-9-2018; Am. Ord. 646, passed 8-13-2018)

From: Dave Kudwa <dkudwa@stjohnsmi.gov>

Sent: Tuesday, March 7, 2023 9:21 AM

To: Mindy Seavey <mseavey@stjohnsmi.gov>; Kristina Kinde <kkinde@stjohnsmi.gov>

Subject: Planning Commission

FYI

Dave J. Kudwa, P.E.

City Manager

City of St. Johns, MI

From: Leslie Salemi <ljsalemi@gmail.com>

Sent: Monday, March 6, 2023 10:29 PM

To: Dave Kudwa <dkudwa@stjohnsmi.gov>

Subject: Planning Commission

Dear Dave,

This message will serve as my resignation from the City of St. John's Planning Commission effective immediately. It has been my privilege and pleasure to work with you for these past many years. I wish you the very best in your future endeavors.

Sincerely,

Leslie Salemi