

Heather Hanover
Chair

James Eshelman
Vice-Chair

Commissioners

Scott Dzurka, *Mayor*
Eric Hufnagel, *City Commissioner*
Eric Harger
Mark Holden
Brian Mills
Melvin Renfrow
Vacant



Chad A. Gamble
City Manager

Mindy J. Seavey
City Clerk

Kristina Kinde
City Treasurer

Michael Homier
City Attorney

Christopher Khorey, AICP
Planning Consultant

PLANNING COMMISSION

February 14, 2024

The St. Johns Planning Commission will hold a regular meeting on February 14, 2024 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 (5:31 – 5:32 pm)**
- 3. Approval of Minutes (January 10, 2024 Meeting) (5:33-5:34 pm)**
- 4. Public Hearings:**
 - A. Zoning Amendments – Downtown Parking - Continued (5:35-5:45 pm)**
 - B. Zoning Amendments – RV Parking Amendment (5:45-5:55 pm)**
- 5. New Business:**
 - A. Chicken Coop Allowable Materials – Potential Amendment (5:55-6:05 pm)**
 - B. Brush Street Re-Design – Update from Public Services Department (6:05 – 6:15 pm)**
- 6. Old Business:**
 - A. None**
- 7. Committee Site Plan Approvals: January 26 Meeting – Bottle and Cork Conditionally Approved**
- 8. Public comment for non-agenda items (6:15 – 6:25 pm)**
- 9. Commissioner Comments. (6:25 – 6:30 pm)**
- 10. Adjournment**

Please note that the Planning Commission will take up the following topics at future meetings, depending on available time:

- *Definition of “Permanent Foundation” - Potential Ordinance Amendment*
- *Requiring sidewalk installation at time of sale - Potential Ordinance Amendment*

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PLANNING COMMISSION

JANUARY 10, 2024
REGULAR MEETING MINUTES

1. CALL TO ORDER

The meeting of the St. Johns Planning Commission was called to order by Chair Hanover at 5:30 p.m.

Members Present: Heather Hanover, Mark Holden, Eric Harger, Scott Dzurka, Eric Hufnagel, James Eshelman, Brian Mills, Melvin Renfrow

Members Absent: None

Staff Present: Mindy Seavey, City Clerk; Chris Khorey, McKenna

2. APPROVAL OF AGENDA

Motion by Commissioner Dzurka seconded by Commissioner Holden to approve the agenda as presented.

YEA: Hanover, Holden, Harger, Dzurka, Hufnagel, Eshelman, Mills, Renfrow

NAY: None

Motion carried.

3. APPROVAL OF MINUTES – DECEMBER 6, 2023 MEETING

Motion by Commissioner Eshelman seconded by Commissioner Mills to approve the minutes as presented.

YEA: Hanover, Holden, Harger, Dzurka, Hufnagel, Eshelman, Mills, Renfrow

NAY: None

Motion carried.

4. PUBLIC HEARINGS

A. Zoning Amendments – Downtown Parking

Motion by Commissioner Hufnagel seconded by Commissioner Dzurka that the planning commission open the public hearing.

YEA: Holden, Harger, Dzurka, Hufnagel, Eshelman, Mills, Renfrow

NAY: None

Motion carried.

The public hearing was opened at 5:32 p.m.

Chris Khorey, McKenna, discussed proposed amendments to 155.340 to 155.343 that would alter parking rules in downtown areas. He summarized the amendments and said it would clean up the parking section as well. He discussed: clarification on width of drive aisles; electrical vehicle charging section.

Chairperson Hanover asked if there were any comments.

There was a discussion of:

- Payment in lieu of parking; parking is very expensive; \$15,000 is typical for other communities; objective math numbers for waiving parking spaces.
- 20' drive aisles.
- Overnight parking is available on Spring, Brush and Railroad Streets.
 - It changed recently.
- Off-site parking lot by special use permit
 - Under control of developer?
 - Some type of control, lease or ideally ownership.
 - Having assurances as long as the building is in use?
 - Need an amendment on language.
- Proposed language.
- Concern with requiring ownership of parking lot.
- How far away parking can be located.
- Special use permit.
- Bring back to next month's meeting.
- Concerned about a 20' wide; would like 24' minimum width.

Chairperson Hanover asked if there were any public comments.

There were none.

Motion by Commissioner Dzurka seconded by Commissioner Eshelman that the planning commission table the public hearing until the next meeting.

YEA: Holden, Harger, Dzurka, Hufnagel, Eshelman, Mills, Renfrow

NAY: None

Motion carried.

5. NEW BUSINESS:

A. Zoning Amendments – Downtown Parking

Motion by Commissioner Dzurka seconded by Commissioner Renfrow that the planning commission table this to the next meeting.

YEA: Holden, Harger, Dzurka, Hufnagel, Eshelman, Mills, Renfrow

NAY: None

Motion carried.

6. OLD BUSINESS:

A. 709 E. Gibbs/Northwoods Duplexes Site Plan Review

Chris Khorey, McKenna, said there have been two versions since the last meeting. He discussed: increased setback from unit #1, from 15' to 30', will circle back with applicant on that; garages did not have sizes, new draft has 20' x 22'; don't

have height of duplexes; other conditions listed can be taken care of after the planning commission; prepared to recommend a conditional approval of this.

There was a discussion of:

- Garage/driveway parking.
- Backyard setback, unit #1 only?
 - Corner lot, northern property line.

Nick Hancock, representing the developer, was present. He said it should have been 35'; he discussed lighting; and 19' from ground to peak for height of building; no plans to take anything out of the woods; and it will be maintained by the association.

Mr. Khorey said to cross out condition 2b and condition 3 based on what we have heard tonight.

Motion by Commissioner Hufnagel seconded by Commissioner Renfrow that the planning commission recommend site plan approval to city commission with rear side setback 35' minimum, dimensions of height be included, location for special light fixtures, by-laws and master deed be approved and reviewed by McKenna and city attorney, utility and curb cuts reviewed by public works, reviewed and approved by city consulting engineer.

YEA: Holden, Harger, Dzurka, Hufnagel, Eshelman, Mills, Renfrow

NAY: None

Motion carried.

B. Golf Cart Policies and Potential Amendment – Continued Discussion

Chris Khorey, McKenna, said we have information in the packets with advocacy for and against: Mr. Thornton and information from Clinton County Ambulance. He said the planning commission can proceed however you want. Is it something the planning commission wants to pursue?

There was a discussion of:

- It might be moot point if the city commission is not in favor.
 - See if the city commission wants to proceed with risk.
- Safety concerns
 - Video with crash test

Everett Thornton, 1008 Wight Street, was present. He said he appreciated the manager passed his information onto you. He asked if any of the other cities were asked if they had accidents or safety issues.

Commissioner Eshelman said he talked to the mayor of Owosso and he was favorable. There were issues over safety.

Mr. Thornton said there are concerns with everything. He said over the years he has seen people operating their golfcarts through town, most are giving older senior citizens or children rides. He has never seen a golfcart going over the speed limit. He said to try this and have them respect the laws.

There was a discussion of:

- State law.
 - Puts our police in a challenging situation.
 - Right now illegal.
- Possible ordinance and registration process.
- Putting it on a city commission agenda.
- A possible PILOT program to see how it goes.

Mr. Khorey said he can do an RCA for the city commission.

C. RV Parking Amendment – Continued Discussion

Chris Khorey, McKenna, discussed the updated version of the RV amendment. He discussed a key facet of the new version: recreational vehicle equivalent; dates, and pavement and permit requirements are based on their last discussion.

There was a discussion of:

- Probably not many properties that are 20,000 s.f.
- Gives residents a bit more flexibility.
- Defining by length is helpful.
- Surfaces, concerned about approach being pavers.
- Mr. Khorey will put together a summary for the website before the public hearing; also graphics.
- Permeable pavement.
- Approaches not allowing gravel.
- Parking pad cannot be between the right of way?
 - Need to be clear about that.

There was a discussion to move forward with a public hearing next month.

D. Rental Inspection/Code Enforcement Annual Report – Receive and File

There was a discussion of:

- Keeping an eye on the budget associated with rental inspections.
 - 76% were fully compliant.
 - An incentive program.
- The public act on rental inspections.
 - Having a copy of the agreement between the landlord and tenant.
- Volume of enforcement has increased.

Motion by Commissioner `Dzurka seconded by Commissioner Eshelman that the planning commission receive both reports.

YEA: Holden, Harger, Dzurka, Hufnagel, Eshelman, Mills, Renfrow

NAY: None

Motion carried.

7. COMMITTEE SITE PLAN APPROVALS: JANUARY 12 MEETING – BOTTLE AND CORK

Mr. Khorey said the committee will be meeting on January 12th to review an expansion of the Cork and Bottle Party Store. He said this is an opportunity to bring the site closer to the landscaping code.

8. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Mr. Thornton thanked them for serving the community and taking time on this.

9. COMMISSIONER COMMENTS

Mayor Dzurka asked where we are on chicken coop allowable materials.

Mr. Khorey said he would bring this to you for review at our February meeting.

11. ADJOURNMENT

Motion by Commissioner Dzurka seconded by Commissioner Eshelman that the Planning Commission adjourn the meeting.

YEA: Holden, Harger, Dzurka, Hufnagel, Eshelman, Mills, Renfrow

NAY: None

Motion carried.

The meeting was adjourned at 7:03 p.m.

DRAFT

OFF STREET PARKING AND LOADING/UNLOADING AREA REQUIREMENTS

Draft Amendments February 7, 2024

§ 155.340 OFF-STREET PARKING GENERAL REQUIREMENTS.

(A) Parking spaces required. Parking spaces shall be provided and adequately maintained in all applicable zoning districts, except ~~the CBD District~~ within the Parking Exemption Zone, for the off-street storage of motor vehicles for the use of occupants, employees, and patrons of each building and premise, and of such extensions, alterations, additions or changes in use of such building or premise as specified in § 155.342. These spaces shall be provided in amounts not less than hereinafter specified which shall not subsequently be reduced below the requirements of this chapter.

(B) Loading spaces not parking spaces. Loading space as required in § 155.344 shall not be construed as supplying required off-street parking space.

(C) Existing parking. Existing off-street parking facilities provided on the effective date of this Code and actually being used at that date for the parking of automobiles in connection with the operation of an existing building or use shall not hereafter be reduced below, or if already less than, shall not be further reduced below the requirements of this chapter for a similar new building or use.

(D) Change in requirements. Whenever after the effective date of this Code there is any change in use or any increase in number of employees, or an increase in floor area, or in any other unit of measurement specified in § 155.342, additional off-street parking facilities shall be provided on the basis of resultant change.

(E) Joint ~~use~~ Use and Mixed Use Developments. The joint use of parking facilities by two or more uses, including mixed uses on the same lot, is recommended whenever such use is practicable and satisfactory to each of the uses intended to be served, and when all requirements for location, design and construction can be satisfied.

~~—(1) In computing capacities the minimum parking requirements of any joint use parking lot, or parking lot for a mixed use development, the total spaces provided requirement is the sum of the individual requirements that will occur at the same time. If peak space requirements for individual uses occur at distinctly different time from the peak requirements for other joint uses, the maximum capacity required for joint use may be reduced by the Planning Commission during site plan review to a total that is less than the sum of total individual space requirements, but shall not be less than 50% of the off-street parking facilities required of the uses computed separately. For projects that do not require site plan review, the Zoning Administrator shall have the authority to similarly reduce the number of parking spaces required.~~

(2) A copy of an agreement among joint users shall be filed with the application for a zoning permit. The agreement shall include a guarantee for continued use of the parking facility for each party to the joint use.

(F) Floor area. For the purpose of § 155.342 the unqualified term "floor area" shall mean the sum of the gross horizontal areas of the several floors of a building used or intended to be used for office, merchandising or services to the public as customers, patrons, clients, patients or tenants, including areas occupied for fixtures and equipment used for display or sale of merchandise, but excluding floor areas which are used exclusively for storage, for housing of mechanical equipment integral with the building, for maintenance facilities, or for those areas so restricted that customers, patients, clients, salesmen, and the general public are denied access.

(G) Uses not mentioned. In the case of a use not specifically mentioned, requirements for off-street parking for a use which is mentioned and which is most similar to the use not mentioned shall apply, as may be determined by the Zoning Administrator.

~~(H) Mixed use. In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements of the individual uses computed separately, provided that this provision shall not apply where a use is accessory to the main use and is not intended to serve additional patrons or employees.~~

Commented [CK1]: This section has been combined with Section E above.

~~(H)~~ Parking facilities allocated once. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as specified in division (F) of this section for joint use.

~~(H)~~ Fractional spaces. When determination of the number of off-street parking space required by this chapter results in a requirement of a fractional space, any fraction in excess of one-half shall be counted as one parking space.

~~(K)~~ Location of parking areas. Off-street parking areas shall be located, in relation to the use they are intended to serve:

~~(1) On the same or an adjoining lot or parcel of land.~~

~~(2) For industrial uses only, on the same or an adjoining lot or parcel of land except than an area for joint operation of parking facilities shall be located within desirable walking distance of the joint users' operations.~~

~~(3) In the Parking Reduction Zone described in Section 155.342.D, parking for a use may be located on a separate lot, up to 1,000 feet away from the use in question, if approved by the Planning Commission based on the following criteria.~~

~~a. Public right-of-way shall not be used to meet a minimum parking requirement, and shall not be considered to meet the requirements of this section.~~

~~b. The owner of the land use utilizing the parking must own or lease the parking spaces in question. In the event of a lease, the terms of the lease must be submitted to the City, and the lease must include language granting the~~

user of the parking spaces an easement over the parking spaces, granting exclusive use of them. The easement shall not be revoked without approval of the City, the lease shall explicitly state such.

c. In the event that off-site parking that has been used to meet a minimum parking requirement is not longer available to the land use in question, the owner of the land use shall be required to make payment-in-lieu of parking, as described in Section 155.342.D.1.c.iii for all spaces lost, up to the minimum requirement of this Ordinance (as calculated for the Parking Reduction Zone)

d. in accordance with the following table.

All Uses Except Industrial Uses	On the same or an adjoining lot or parcel of land
Industrial Uses	On the same or an adjoining lot or parcel of land except that an area for joint operation of parking facilities shall be located within desirable walking distance of the joint users' operations.

~~(L)~~ Use of parking spaces. No required parking spaces shall be used for storage of material, refuse, refuse containers, display of merchandise, including vehicles, or for the repair or servicing of machinery.

~~(M)~~ Barrier free parking spaces. Barrier free parking shall be provided in accordance with the current standards and rules of the Michigan Department of Labor, Construction Code Commission, Barrier Free Design Division.

~~(N)~~ Off-street parking spaces shall not be built within a road or street right-of-way.
(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

Commented [CK2]: Proposed amendments to this section, which are not the subject of the January 10 public hearing, are included elsewhere in the meeting packet.

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.)

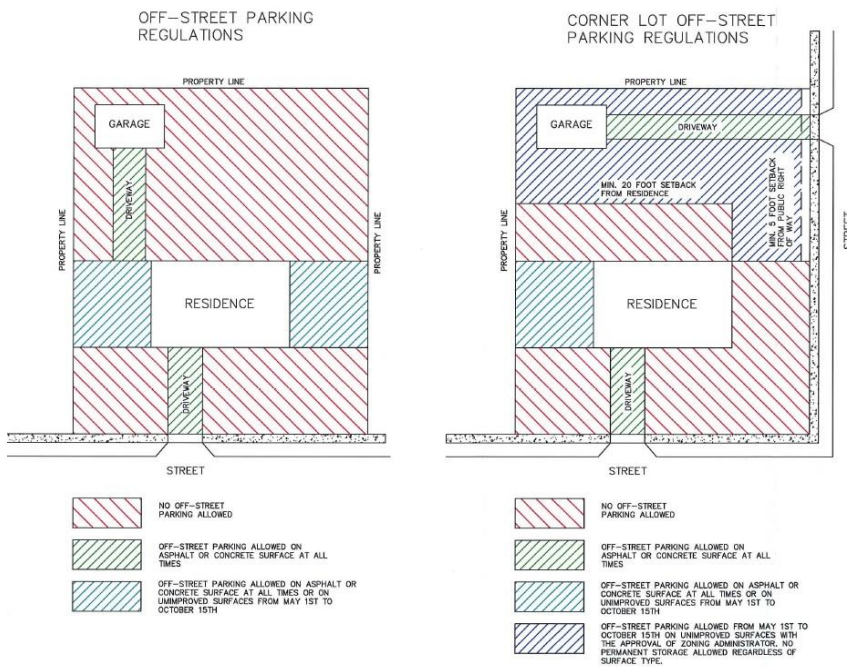
(4) Corner lots have two front yards and two side yards (see graphic below). The Zoning Administrator has the authority to grant residents on a corner lot permission to

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.



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

§ 155.342 MINIMUM PARKING SPACE REQUIREMENTS.

(A) The minimum amount of off-street parking space required under §§ 155.340 and 155.342 shall be determined in accordance with the following table:

(B) Either one space for ~~each two employees~~ every 500 feet of gross floor area shall be required of all applicable uses in this schedule, or the requirements specified below, whichever requires a greater number of spaces if the land use is specifically included in the chart.

TABLE 13-2	
Parking Requirements	
Use	Parking Requirements
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Parking Requirements	
Use	Parking Requirements
Dwelling	Two spaces for each residential living unit in any residential living unit in any residential classification.
Housing for the Elderly	One space per unit plus one space per employee. If units revert to general occupancy, the two spaces per unit shall be provided.
Rooming and boarding houses and bed-and-breakfasts	One space per room afforded plus two spaces for the owner or managers.
Motels-hotels	One space per guest bedroom plus one space per employee of largest shift.
Car Washes	One space per employee of the largest shift.
Hospitals nursing homes	One space for each four beds.
Theaters, auditoriums, stadia, sports arenas	One space per four seats.
Churches	One space for each five seats in the main worship unit.
Dances halls, assembly and exhibition halls without fixed seats; community center, civic clubs, private clubs, lodges, and other similar type occupancy	One space per four persons of legal capacity.
Banks, business and professional offices	One space per 200 square feet of floor area.
Medical or dental offices and clinics	One space per 300 square feet of floor area or five spaces per doctor or dentist, whichever is greater.
Mortuaries and funeral homes	One space for every 25 square feet of floor area of chapels and assembly rooms.
Furniture and appliance stores, motor vehicle sales, machinery sales, personal service shops, household equipment or furniture repair shops, clothing and shoe repair or service shops, and hardware stores	One space per 200 square feet of floor area.
Convenience Store	One space per 250 square feet of floor area plus any spaces required for gas pumps.
Supermarket, self-service food stores	One space per 200 square feet of floor area.
All other retail stores	One space per 500 square feet of floor area.
Barbershops and beauty parlors	Two spaces per chair.
Restaurants and cafeterias	One space per four patron seats.
Bowling alleys	Five spaces per lane.

Elementary and junior high schools	One space per each instructor, plus one space per each employee and administrator, plus drop-off areas for school buses, plus spaces required for any assembly hall, auditorium and/or outdoor arena.
Senior high schools	One per each instructor, plus two per each employee and administrator, plus five spaces per each classroom, plus drop off areas for school buses, plus parking required for any assembly hall, auditorium or outdoor arena.
Auditorium, assembly halls and outdoor areas	One space per each three seats or six feet of bleachers.
Libraries, museums, post office	One space per 800 square feet of floor area.
Gasoline service stations	Two spaces per service bay plus one space per employee of largest shift.
Manufacturing and industrial uses other than warehouses, storage buildings, wholesale establishments	One space per employee of the largest working shift plus five visitor spaces; or one space for every 600 square feet of gross floor area of building, whichever bases provides the greater parking accommodations.
Warehouses, storage buildings, wholesale establishments	One space per 1,000 square feet of floor area.
Video Rental Establishments	One space per 100 square feet of floor area, with a minimum of eight spaces.
Miniature Golf Course	One and a quarter (1.25) spaces per hole plus one space per employee of the largest shift.
Driving Range	One spaces per driving tee plus one space per employee of the largest shift.

(C) **Parking Exemption Zone.** The Parking Exemption Zone is hereby established, and shall be designated on the official City of St. Johns Zoning Map. The purpose of the Parking Exemption Zone shall be to maintain the historic, walkable character of St. Johns, and recognize the public investment in on-street and other public parking, by eliminating most parking requirements within its boundaries.

(1) Within the Parking Exemption Zone, there shall be no minimum parking requirement for any land use, except that any lot containing 10 or more dwelling units must provide 1.15 off-street parking spaces per dwelling unit.

(2) The City Commission, upon recommendation from the Planning Commission and following the procedure in Sections 155.385-389, may add a lot or group of lots to the Parking Exemption Zone. In making a recommendation to the City Commission, the Planning Commission shall consider the following:

(a) The lot, or group of lots, must be adjacent to the existing Parking Exemption Zone.

(b) The lot, or group of lots, must be either developed with a walkable, historic character similar to the core of St. Johns, or be subject to a development proposal that would construct infill development with a similar walkable, historic character to the existing core.

Commented [CK3]: See Page 4 of the accompanying memo for the proposed boundaries of the Parking Exemption Zone.

c) Approving the expansion of the Parking Exemption Zone shall not place a burden on existing public or private on-street and off-street parking spaces. In reviewing this criteria, the Planning Commission shall determine where the residents, employees, and/or customers of the newly exempt lots would park, and whether those parking areas have sufficient capacity.

d) Approving the expansion of the Parking Exemption Zone must affirmatively further the goals of the City of St. Johns Master Plan, Downtown Plan, or both.

(D) **Parking Reduction Zone.** The Parking Reduction Zone is hereby established, and shall be designated on the official City of St. Johns Zoning Map. The purpose of the Parking Exemption Zone shall be to recognize the walkable character of the immediate surroundings of Downtown St. Johns, and to allow investment and development in that area without the need for large parking areas which create hazards to walkability and harm economic vitality. However, the Parking Reduction Zone acknowledges the need for automobiles for personal mobility, and therefore the need to require parking, even at a reduced level compared to the base requirements of this Ordinance.

Commented [CK4]: See Page 4 of the accompanying memo for the proposed boundaries of the Parking Reduction Zone.

(1) Within the Parking Exemption Zone, the minimum parking requirements shall be as follows. These requirements shall supersede the requirements in Section 155.342.B

(a) **Residential Uses:** 1.25 parking spaces per dwelling unit. This may be reduced to 1.15 parking spaces per dwelling unit using the automatic reductions in Section c below.

(b) **Non-Residential Uses:** 85% of the minimum parking requirement as described in Section 155.342.B. This may be reduced to 75% of the minimum parking requirement as described in Section 155.342.B using the automatic reductions in Section c below.

(c) **Automatic Reductions:** The following shall automatically reduce the parking requirement as described in Sections a and b above.

(i) **Provision of Bicycle Parking.** The minimum automobile parking requirement shall be reduced by 1 space for every five spaces made available for secured, on-site parking of bicycles.

(ii) **"15 Minute" Spaces.** For non-residential uses only, parking spaces designated with a time of limit of 15 minutes or less shall each count as 1.5 spaces towards the minimum parking requirement. Reserving spaces for curbside pickup, ride sharing, and other short-term parking occupancy reduces the overall parking need, and therefore qualifies for a reduction under this Ordinance.

(iii) **Payment in Lieu of Parking.** At the time of Site Plan Approval, an applicant may make payment to the City in lieu of providing parking. The required fee per parking space removed from the minimum

requirement shall be set by the City Council by resolution. The City shall set aside all funds received from Payments in Lieu of Parking for improvements to the public parking system, both on-street and off-street, in and around Downtown St. Johns.

(2) The City Commission, upon recommendation from the Planning Commission and following the procedure in Sections 155.385-389, may add a lot or group of lots to the Parking Reduction Zone. In making a recommendation to the City Commission, the Planning Commission shall consider the following:

(a) The lot, or group of lots, must be adjacent to the existing Parking Reduction Zone.

(b) The lot, or group of lots, must be either developed with a walkable, historic character similar to the core of St. Johns, or be subject to a development proposal that would construct infill development with a similar walkable, historic character to the existing core. In the context of the Parking Reduction Zone, the "walkable, historic character" shall include the close-in neighborhoods of the City, which include single family homes and small multi-family residential laid out in a grid pattern on small lots.

c) Approving the expansion of the Parking Reduction Zone shall not place a burden on existing public or private on-street and off-street parking spaces. In reviewing this criteria, the Planning Commission shall determine whether the reductions included in the Parking Reduction Zone would create overflow parking needs, and how those overflow needs would impact other parking areas in the vicinity.

d) Approving the expansion of the Parking Reduction Zone must affirmatively further the goals of the City of St. Johns Master Plan, Downtown Plan, or both.

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

§ 155.343 DESIGN-CONSTRUCTION REQUIREMENTS AND PERMITTED USE OF VEHICLE PARKING.

(A) No repairs or service to vehicles and no display for purposes of sale shall be carried on or permitted upon such premises.

(B) A minimum space dimensions of ten feet wide and 20 feet deep shall be provided for each vehicle parking space; each space shall be definitely designated and reserved for parking purposes; each space shall be accessible separately from a street; each parking area shall be so designed and marked as to provide for orderly and safe movement and storage of vehicles.

(C) Except for parking spaces provided on residential lots, ~~an access drive a drive aisle of at least 20 feet in width shall be provided accessing all parking spaces. Complying with the minimum requirements shown in table 13-1.~~

(D) Except for parking spaces provided on residential lots, no parking area shall be constructed less than 1,000 square feet in area.

(E) Parking areas shall be covered with a pavement having an asphalt or Portland cement binder and shall be graded and provided with adequate drainage facilities in compliance with the City of St. Johns Drain Code. Curb and gutter shall be provided around the perimeter of the parking area.

(F) When lighting facilities are used, they shall be so arranged that any light source shall not be visible from any point beyond the parking area lot lines.

(G) Landscaping, fences and walls shall be provided in conformance with §§ 155.295 through 155.304 of this chapter.

(H) No signs shall be erected on the premises, except one at each of the points of ingress and egress, and such sign may bear the name of the operator of the lot and the enterprise it is intended to serve. Such signs shall not exceed ten square feet in area and an overall height of ten feet. However, signs for the orderly and safe movement of pedestrian and vehicular traffic in the parking area may be used as required.

(I) Curb blocks are prohibited.

~~(J) The Planning Commission may modify the above standards when a demonstrated need is documented by the applicant and the Planning Commission determines that the proposed alternative complies with the intent of this chapter.~~
Electric Vehicle Chargers: Electric Vehicle Chargers are permitted in all parking lots, and are not subject to the regulations in Section 155.184 and 155.189 regarding accessory structures. No electric vehicle charger shall be designed or located in such a way as to reduce the dimensions of a parking space or drive aisle below the minimums established in this section, nor shall any electric vehicle charger be designed or located to reduce the number of parking spaces in a lot below the minimums established in this Ordinance.

~~(K) Driveway approaches (between the sidewalk and the road) shall be constructed from materials that provide a hard surface (concrete, asphalt, or permeable pavement material), shall be drained properly, and shall be maintained in a safe and usable condition. For any property with a driveway approach that does not meet this requirement, the driveway shall be upgraded to the required material at the time of zoning approval for any site improvement that adds pavement or buildings, or any other improvement that requires Site Plan Approval (Administrative, Committee, or Planning Commission).~~

Commented [CK5]: Moved from Section 155.341 and now part of general parking amendments, rather than RV parking amendments.

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

§ 155.344 LOADING-UNLOADING SPACES REQUIREMENTS.

(A) On and after the effective date of this Code there shall be provided, on the same lot with all new or substantially altered uses or structures, off-street loading and unloading facilities as required herein.

(B) Industrial uses, warehouses, terminals, retail stores, hotels, hospitals, mortuaries, laundry and dry cleaning establishments, wholesale stores, and other similar uses customarily receiving or distributing goods by motor vehicle - Gross Floor Area: 5,000 square feet to 20,000 square feet - one space; each additional 20,000 square feet or fraction thereof - one space.

(C) Each off-street loading and unloading space shall not be less than ten feet in width and 70 feet in length unless the Planning Commission determines during site plan review that a larger area is required based on the characteristics of the proposed use and its loading and unloading needs.

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

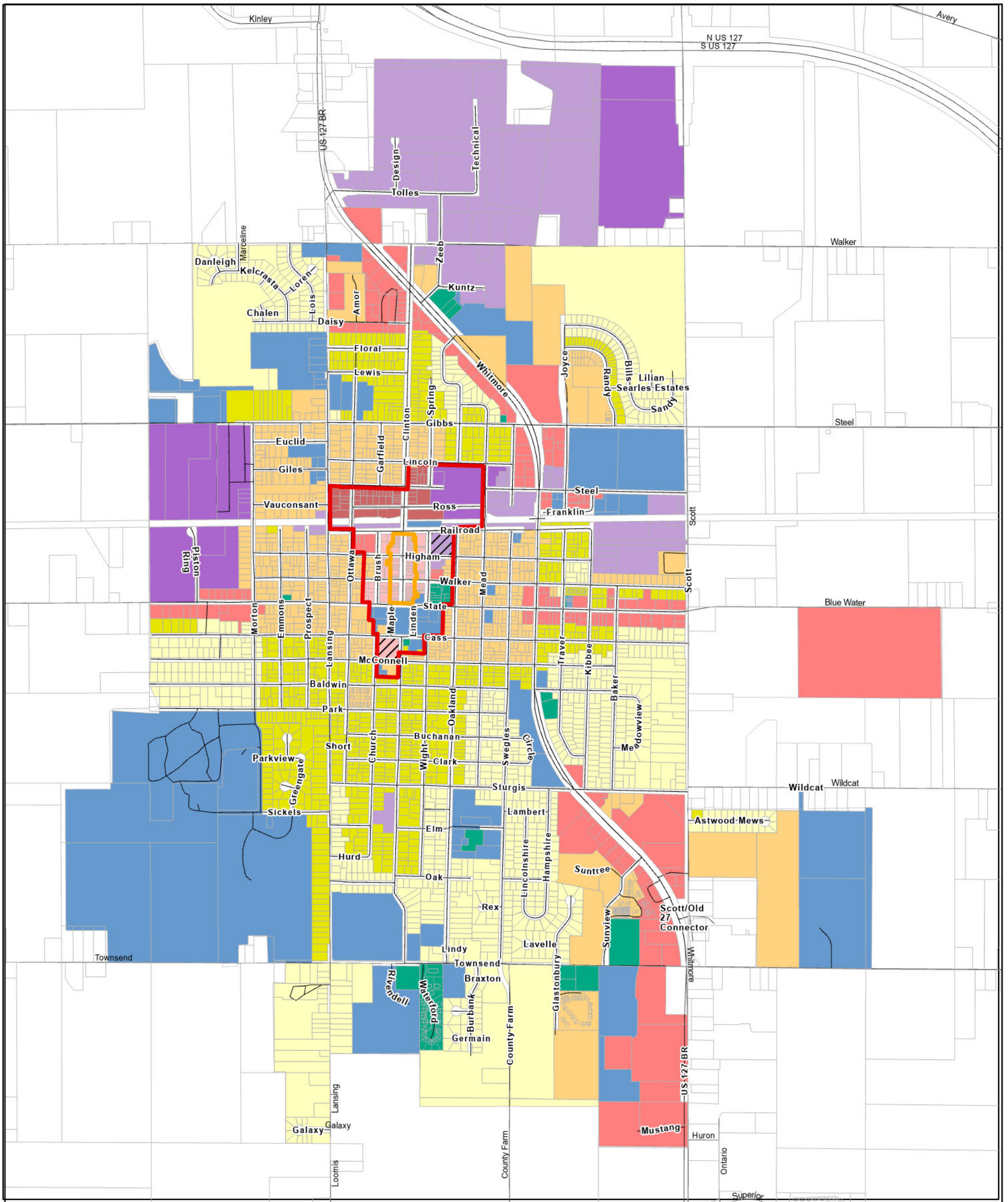
§ 155.345 DESIGN STANDARDS OF LOADING-UNLOADING SPACES.

(A) Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.

(B) All open off-street loading berths shall be improved with a pavement of asphaltic concrete, or other comparable, all-weather, dustless material of similar durability.

(C) No signs shall be displayed in any loading area except such signs as may be necessary for the orderly use of the loading area. Off-street loading space as required under § 155.344 shall be provided as area additional to off-street parking space as required under § 155.342 and shall not be considered as supplying off-street parking space.

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



Zoning Map

City of St. Johns, Michigan

Draft January 18, 2024

LEGEND

- R1 - Low Density Residential
- R2 - Medium Density Residential
- R3 - High Density Residential
- CBD - Central Business District
- GC - General Commercial
- MU - Mixed Use
- I1 - Industrial - High Performance
- I2 - Industrial - Liberal Performance
- O - Office
- MC - Municipal Center
- Parking Reduction District
- Parking Exempt District
- <all other values>



0 500 1,000
Feet

Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: Clinton County 2021. McKenna 2023.



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

Proposed Amendments February 7, 2024

(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, or permeable pavement material), shall be drained properly, and shall be maintained in a safe and usable condition. Other hard surfaces, including, but not limited to, turf pavers, paving stones, open concrete grids, may be used with prior approval from the Zoning Administrator. Gravel, dirt, crushed aggregate, and other non-pavement surfaces shall not be permitted for required parking areas.

(F) Definitions

(1) "Full Size Recreational ~~vehicle~~ Vehicle" means any self-propelled or towed vehicle intended primarily for recreational purposes and longer than 15 feet in length, 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. Trailers, including but not limited to travel trailers, tent

trailers, collapsible trailers, expandable trailers, motorcycle trailers, snowmobile trailers, utility trailers, vehicle transporting trailers, stock car trailers, camping trailers, and boat trailers, shall be considered Full Size Recreational Vehicles for the purposes of this Ordinance.

(2) "Small Recreational Vehicle" means any self-propelled or towed vehicle intended primarily for recreational purposes and shorter than 15 feet in length and shall include, but not be limited to, snowmobiles, trail bikes or cycles, unlicensed motorcycles or motor driven cycles, rafts, ATV's, golf carts, and jet-skis.

(G) Storage and parking of Full Size Recreational Vehicles within all residentially zoned districts shall comply with the following:

(1) — (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 the following number of Recreation Vehicle Equivalents. In the chart below, a Full Size Recreational Vehicle shall count as 1 Recreational Vehicle Equivalent, while a Small Recreational Vehicle shall count as 0.5 Recreational Vehicle Equivalents.

Table 13-2

<u>Lot Size</u>	<u><10,000 Square Feet</u>	<u>10,000-20,000 Square Feet</u>	<u>>20,000 Square Feet</u>
<u>Maximum Recreational Vehicle Equivalents</u>	<u>1</u>	<u>2</u>	<u>3</u>

(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 outdoors on any city-private lot or parcel between October 16 through April 30 must be parked on a hard surface (asphalt or concrete) at least 180 square feet in area, at least 9 feet wide at its narrowest dimension, and meeting the requirements of Section 155.341.E. -Recreational vehicles must be parked behind the front line of the house. A Zoning Permit is required prior to storing a recreational vehicle outdoors between October 16 and April 30. The Zoning Permit need not be renewed annually if the requirements of this section are met.

(4) Parking is allowed in the side or rear yard on the grass from May 1 through October 15. (See graphic below.) A Zoning Permit is not required prior to storing a

recreational vehicle outdoors between May 1 and October 15, except as described in Subsection 6.

—(5) Corner lots have two front yards and two side yards (see graphic below). ~~The Zoning Administrator has the authority~~ A Zoning Permit shall be required to grant residents on a corner lot permission to park their recreational vehicle ~~in their side yard~~ in one of their front yards from May 1 through October 15. The vehicle must be parked at least 20 feet from both front lot lines. (See graphic below.)

(6) Notwithstanding the above, any recreational vehicle may be parked outdoors at any time, on private lot (with the permission of the property owner), for up to 48 hours, provided that the vehicle is parked at least 20 feet from the front lot line. After the initial 48 hours, the regulations above shall apply.

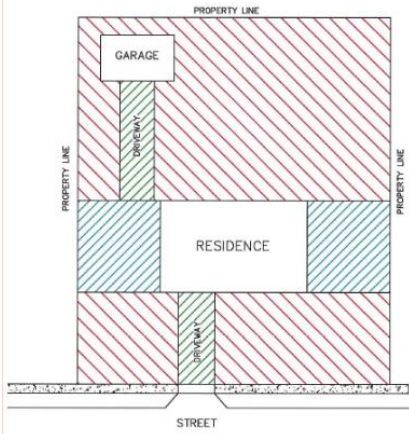
(7) At all times, for all types of recreational vehicle, a 3 foot setback must be maintained between the vehicle and all side and rear lot lines.

(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.

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

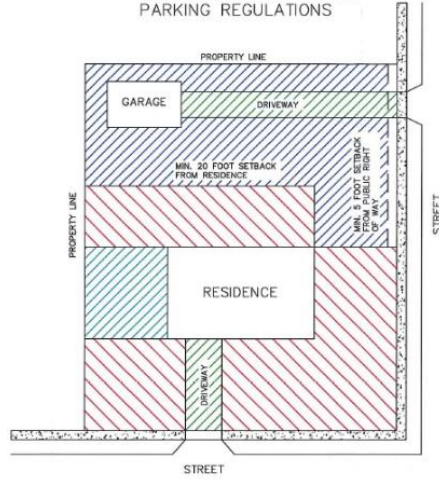
(K) Motor vehicles shall be allowed to be parked only on a parking area or driveway. A parking area is defined as that portion of a lot used for the exclusive purpose of parking a motor vehicle. A driveway is defined as the maneuvering lane needed to allow vehicles to move from the street to a garage or to a public parking area at the far end of the maneuvering lane. ~~The driveway and~~ No 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.

Commented [CK1]: May need to revise graphic depending on final language.

DR



Frequently Asked Questions on Proposed RV Parking Ordinance

On February 14, 2024 at 5:30 pm, the St. Johns Planning Commission will hold a public hearing on proposed revisions to the rules for parking recreational vehicles in residential districts. Below are some frequently asked questions regarding the proposed RV Parking Ordinance.

1. What is the definition of an RV in this ordinance?

Two classes of RVs are defined in this ordinance:

- “Full Size Recreational Vehicle”, which is 15 feet in length or longer, and includes vehicles such as motor homes, campers, boats, and trailers.
- “Small Recreational Vehicle” which is shorter than 15 feet in length, and includes vehicles such as snowmobiles, trail bikes, and golf carts.

2. How many RVs can I store on my property?

The number of RVs that can be stored on a property is based on “Recreational Vehicle Equivalents.” **A small recreational vehicle, as defined in the ordinance, represents 0.5 Recreational Vehicle Equivalents, whereas a full size recreational vehicle represents 1 Recreational Vehicle Equivalent.**

The table below show the number of Recreational Vehicle Equivalents allowed for each lot size:

Lot Size	<10,000 Square Feet	10,000-20,000 Square Feet	>20,000 Square Feet
Maximum Recreational Vehicle Equivalents	1	2	3

For example, if your lot is between 10,000 and 20,000 square feet, you are able to have:

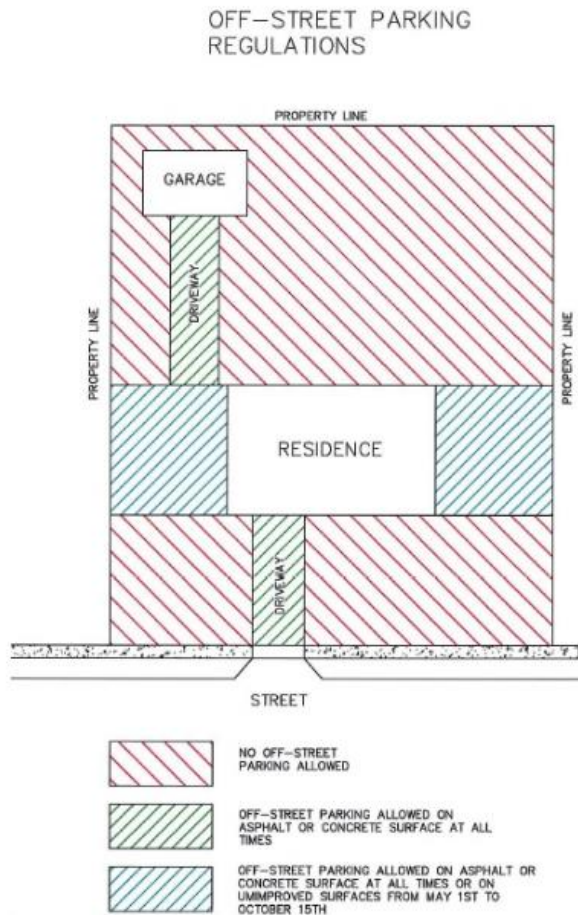
- 2 full size recreational vehicles
- 1 full size recreational vehicle and 2 small recreational vehicles
- 4 small recreational vehicles

3. Where can I store my RV?

Depending on the time of year, allowable storage of an RV changes.

- **Between May 1 and October 15**
 - You are able to park your RV outdoors in a rear or side yard 3 feet away from these property lines. Parking an RV in the front yard is prohibited.

- Parking an RV in a driveway or parking area is allowed, so long as driveway in the front yard leads to a garage, as shown below.



- **Between October 16 and April 30**

- Parking your RV outdoors is limited between these dates. An RV can be parked outside any time of year for less than 48 hours, provided that the RV is parked at least 20 feet from the front lot line. A Zoning Permit must be obtained before an RV can be parked outside for longer than 48 hours.
- If the RV is parked outdoors, it must be parked on a paved surface at least 9 feet wide and a minimum of 180 square feet.

4. Can I complete maintenance of my RV on my property?

Yes, but there are limitations on the types of maintenance and for how long you can complete maintenance on your RV on your property. If maintenance is being conducted outside of an enclosed building, it must not exceed a period of 24 hours at one time. Maintenance work cannot consist of any major repair, redesign, modification, or dismantling work, and only includes minor work that is required to maintain the normal operating condition of the vehicle.

Additional questions can be answered at the public hearing on February 14.

§ 155.200 KEEPING OF ANIMALS.

(A) *Definitions.* For the purpose of this section, the following definitions shall apply unless the context indicates or requires a different meaning.

DOMESTICATED ANIMALS. Animals taken care of in their day-to-day needs by humans.

EXOTIC OR WILD ANIMAL. Any animal not commonly domesticated in Michigan that is kept as a pet, raised for slaughter, or used for agricultural purposes, especially animals that pose a clear and present danger to humans. The following animals shall be considered **EXOTIC OR WILD ANIMALS** in all instances: big cats, venomous snakes, birds of prey, primates, deer, racoons, and opossums.

LIVESTOCK. A domesticated animal raised for slaughter or kept for the purposes of contributing to an agricultural use through labor, breeding, or the production of milk, eggs, manure, wool, or other animal-based products. The following animals shall be considered **LIVESTOCK** in all instances: cattle, horses, pigs, sheep, goats, turkeys, and chickens.

(B) All domesticated animals must be kept in safe and sanitary conditions appropriate to their species and in compliance with all county, state, and federal standards.

(C) The following domesticated animals may be kept on a residentially zoned lot:

(1) *Livestock.*

(a) A zoning permit shall be required to keep livestock on a lot. The Zoning Administrator shall have the jurisdiction to determine that an animal is considered livestock under this section, based on the definition in division (A). Appeals of the decision of the Zoning Administrator shall be to the Zoning Board of Appeals.

(b) Livestock with fur shall be prohibited within 500 feet of any dwelling unit. Examples include, but are not limited to: cattle, sheep, and horses.

(c) *Chickens.* Chickens shall only be permitted in the following circumstances:

1. Chickens shall only be permitted in the R-1, R-2, and R-3 Zoning Districts.

2. Lots under one acre shall be permitted to have up to four chickens. Lots over one acre shall be permitted to have up to six chickens.

3. Roosters shall not be permitted.

4. The slaughtering of any chicken is prohibited.

5. Chickens must be kept within a covered enclosure, including a coop and a run, at all times. Chickens shall not be allowed to roam the lot or any other property. The covered enclosure shall be exempt from the standards governing fences in § 155.187 and shall instead be subject to the regulations of this section.

6. The enclosed area where the chickens are kept, including the coop and the run, must meet the following standards:

A. It shall not be located in a front yard.

B. It shall be set back at least ten feet from any lot line and any residence on the same lot as the chicken enclosure.

C. It shall be set back at least 40 feet from any residence that is not on the same lot as the chicken enclosure.

D. It shall not exceed the maximum allowable height for a detached accessory structure in the zoning district it is located within.

E. It shall count as a structure for the purpose of calculating the maximum permitted lot coverage.

F. It shall be maintained in a clean and neat matter at all times.

G. The following materials shall not be used to construct the enclosure area: tarps, plastic, fabric, rubber, paper, cardboard, or other non-traditional building materials.

H. Chicken feed must be kept in rodent-proof, sealed containers.

(d) *Bees.* Bees may be kept on any lot, provided the bee enclosure is located in the rear yard and is set back at least 20 feet from any lot line.

(D) *Exotic or wild animals.* Exotic or wild animals shall not be kept as domesticated animals anywhere in the city. See Chapter 92.

(E) *Kennels.* See § 155.437.

(Ord. 678, passed 8-28-2023)



MCKENNA

Memorandum

TO: City of St. Johns, MI
FROM: Christopher Khorey, AICP
Paige Brodeur
SUBJECT: **Chicken Coop Ordinance Wording Issues**
DATE: January 31, 2024

Regarding ordinance section 155.200.C.2.c.vi.7, "The following materials shall not be used to construct the enclosure area: tarps, plastic, fabric, rubber, paper, cardboard, or other non-traditional building materials." To depict the stability of structures using some of these materials, our team has compiled some images of coops.

IMAGES OF CHICKEN COOPS USING NON-REGULATED MATERIALS

The following images depict chicken coops made with these non-regulated materials as mentioned within the ordinance regarding the keeping of chickens in the City of St. Johns.

The City of St. Johns has recently allowed the keeping of chickens in back yards. There are not many non-tarp or non-fabric options for more temporary or smaller-scale coops typically desired for backyard chickens.

1. Multi-level wire chicken coop with green tarp cover.



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235 East Main Street
Suite 105
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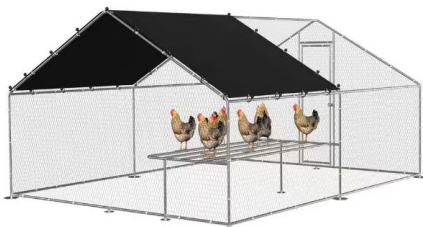
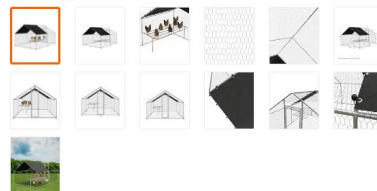
2. Open-space steel and wire chicken coop with rubber ropes holding the tarp in place. Found at Amazon [Amazon.com: Chicken Coop, Large Metal Chicken Coop Walk in Poultry Cage Hen Run House Rabbits Cage with Waterproof & Anti-UV Cover, Galvanized Steel Coops for Outdoor Backyard Farm Garden\(9.8' x 6.5' x 6.5'\) : Patio, Lawn & Garden](#)



3. Steel and wire chicken coop with zip ties holding the tarp in place. Found at Home Depot. [9.8' W x 13.1' L x 6.6' H Metal Chicken Coop Walk in Coop Galvanized Wire Poultry Waterproof UV Protection Cover KITTT-GGRE - The Home Depot](#)

9.8' W x 13.1' L x 6.6' H Metal Chicken Coop Walk in Coop
Galvanized Wire Poultry Waterproof UV Protection Cover
by Unbranded

Product Images



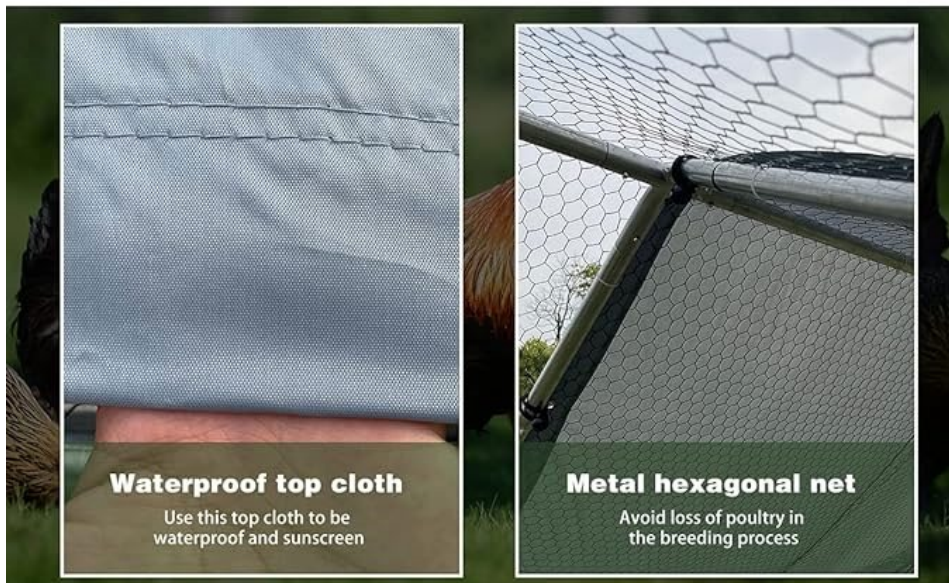


4. Walk-in steel and wire chicken coop with rubber rope holding the cloth in place. Found at Amazon.
[Amazon.com : Large Metal Chicken Coop Walk-in Poultry Cage Chicken Run Pen Dog Kennel Duck House with Waterproof and Anti-Ultraviolet Cover for Outdoor Farm Use\(9.8' L x 13.1' W x 6.4' H\) : Patio, Lawn & Garden](https://www.amazon.com/dp/B08L3L3L3L)

LARGE CHICKEN COOP



Chicken coop length: 13.1'
Chicken coop width: 9.8'
Chicken coop height: 6.4'



ALTERNATE MATERIALS IN PLACE OF NON-REGULATED MATERIALS

1. Wood
 - a. Wood can be used in place of steel and can be held more securely in place with nails. They can be used for siding as well as the roof to keep the chickens from in climate weather. However, wood does not allow the entrance of light.
2. Tin sheets
 - a. Metal can be used in place of tarps for roofing to keep chicken from in climate weather. However, metal does not allow for the entrance of light and can be more flimsy, sharp, and harder to nail down than tarps.



ALTERNATE WORDING TO ALLOW FOR MORE MATERIALS

1. “Materials not securely held in place.”
 - a. This would replace “plastic”, “tarps”, “fabric”, and “rubber” to allow for these materials as long as they are properly secured.
 - b. These would include materials that are either too light or flimsy to be held down such as thinner plastic that can rip too easily yet still allow for sturdier versions.
 - c. These would also include materials that cannot secure the structure well enough such as tapes or rubber bands yet still allow for more secure objects made from these materials such as zip ties.
2. “Non-waterproof materials.”
 - a. This would replace “fabric” to allow for these materials as long as they are waterproof.
3. “Brightly colored materials”
 - a. This would take care of any aesthetic concerns when it comes to the beforementioned materials that may distract from natural beauty or that displease fellow residents residing in the community.

We look forward to discussing potential revisions to the wording that could be used in place of “tarps”, “plastic”, “fabric” and “rubber” to allow for more flexibility in backyard chicken coops.