

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

November 13, 2024

The St. Johns Planning Commission will hold a regular meeting on November 13, 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 p.m.)**
2. **Approval of Agenda (5:31 – 5:32 p.m.)**
3. **Approval of Minutes (October 9, 2024 Meeting) (5:33-5:34 p.m.)**
4. **Public comment for non-agenda items (5:35 – 5:45 p.m.)**
5. **Public Hearings:**
 - a. **Corner Lots Zoning Amendment (5:46-5:55 p.m.)**
 - b. **Accessory Structures Zoning Amendment (5:56-6:05 p.m.)**
 - c. **Landscaping Zoning Amendment (6:06 – 6:15 p.m.)**
6. **New Business:**
7. **Old Business:**
 - a. **Zoning Amendments – Recommendation to City Commission ACTION ITEM (6:16 – 6:25 p.m.)**
 - b. **450 Townsend – City Commission Preference for R-2 Zoning (6:26 – 6:35 p.m.)**
8. **Approval of 2025 Planning Commission Meeting Dates (6:36 – 6:40 p.m.)**
9. **Committee Site Plan Approvals: None**

10. Commissioner Comments. (6:41 – 6:45 p.m.)

11. Adjournment (6:45 p.m.)

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

Update of the St. Johns Master Plan

- *December:*
 - *Housing Needs and Potential FLU Revisions along Townsend Road*
 - *Greater Downtown Redevelopment Plan*
- *February: Mobility Plan*
- *March: Full Draft Review*
- *April: Recommendation for Distribution*
- *July: Public Hearing*

Update of the St. John's Zoning Ordinance

- *Ordinance 92 vs Chickens Ordinance*

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PLANNING COMMISSION

OCTOBER 9, 2024
REGULAR MEETING MINUTES

1. CALL TO ORDER

The meeting of the St. Johns Planning Commission was called to order by Chair Hanover at 5:32 p.m.

Members Present: Heather Hanover, Mark Holden, Eric Hufnagel, Eric Harger, Brian Mills
Members Absent: Melvin Renfrow, James Eshelman, Scott Dzurka
Staff Present: Chad Gamble, City Manager; Mindy Seavey, City Clerk; Chris Khorey, McKenna

2. APPROVAL OF AGENDA

Motion by Commissioner Hufnagel seconded by Commissioner Mills to approve the agenda as presented.
YEA: Hanover, Holden, Hufnagel, Harger, Mills
NAY: None
Motion carried.

3. APPROVAL OF MINUTES – SEPTEMBER 11, 2024 MEETING

Motion by Commissioner Holden seconded by Commissioner Mills to approve the minutes as presented.
YEA: Hanover, Holden, Hufnagel, Harger, Mills
NAY: None
Motion carried.

4. PUBLIC COMMENT FOR NON-AGENDA ITEMS

There were none.

5. PUBLIC HEARINGS

A. Noise Ordinance Amendment

Motion by Commissioner Hufnagel seconded by Commissioner Holden to open the public hearing.
YEA: Hanover, Holden, Hufnagel, Harger, Mills

NAY: None
Motion carried.

The public hearing was opened at 5:34 p.m.

Chris Khorey, McKenna, discussed the noise ordinance recommended changes and said it would make it easier to enforce.

Chairperson Hanover asked for public comments.

There were no public comments.

There were no commissioner comments.

Motion by Commissioner Harger seconded by Commissioner Hufnagel to close the public hearing.

YEA: Hanover, Holden, Hufnagel, Harger, Mills

NAY: None

Motion carried.

The public hearing was closed at 5:35 p.m.

Motion by Commissioner Mills seconded by Commissioner Harger that the Planning Commission move the noise ordinance up to the city commission.

YEA: Hanover, Holden, Hufnagel, Harger, Mills

NAY: None

Motion carried.

6. NEW BUSINESS:

A. Clinton County Maintenance Garage Site Plan Review

Chris Khorey, McKenna, said he passed out a potential sample and the purpose is to give the framework for making the motion. You have the site plan materials as far as the report. He discussed the proposal is an expansion of the maintenance garage; 27 acres of land there; the entire site is subject to the ordinance due to size of the parcel; the parcel of land immediately to the north that is also owned by the county and they will be combining that lot with the lot to the south. He discussed items the Planning Commission needs to resolve: sidewalk is required along Townsend Road (the parcel immediately to the west is zoned for multiple family and is in the city; parcel to the east is not in the city, but planned for development in the future); landscaping, requirements can get pretty hefty, parcel to the north being wooded helps, other landscaping requirements: trees (24) in and around parking lots (there are a few already there), along Townsend Road, they have more trees, but some need to be added; and need another loading and unloading zone and a photometric plan to include lighting. He said they are willing to recommend a conditional approval of the Planning Commission.

Rob Wooten, Clinton County Facilities Director, was present to answer any questions.

Commissioner Mills asked Mr. Wooten about the recommendations and if he had any thoughts: sidewalks, lighting, loading/unloading.

Mr. Wooten said lighting, unloading no problem, and trees no problem. At this point, the county is not excited to put a sidewalk in to nowhere.

Commissioner Mills discussed: thought it was lit pretty well, no concerns with lighting; sidewalk, good information as it relates to future development; personally, he didn't support the ordinance; if it becomes a financial burden for the county, and have we ever granted a contingency on development.

Chris Khorey, McKenna, said they may have in the past, but the new ordinance changes that. He discussed the criteria for a waiver and said it needs an easement, wetland or building in the way for criteria of a waiver.

City Manager Gamble said it is a sidewalk to nowhere now, but in the future there is a high probability of connectivity. He discussed the commercial district and corridor for pedestrian mobility. He said maybe grant them an extended period of time to install the sidewalk such as October 31, 2026. That would allow two fiscal years.

There was a discussion of where the addition is going to be.

Commissioner Harger said it is worth noting the combination of the two properties has already taken place and he has the deed for it. He said he reviewed the entire plan and can see both sides of the fence for the sidewalk and discussed a 10/31/26 extension.

Commissioner Hufnagel said in looking at the length of the sidewalk, it was similar to what was expected on the north side of town for a storage unit. He said he has no problem with pushing out the due date since no development is imminent.

Chairperson Hanover said we already made businesses comply with the ordinance and to make a public entity not comply doesn't look good. She said that is why we have so many missing sidewalks or "sidewalk to nowhere".

There was a discussion of:

- Land to the east in county master plan as residential (in township).
- Discussion of proposals.
- Farm land to the west.
 - In the city limits, zoned R-3.
 - Buffer requirement.
- Old Dairy Queen building.
 - Located in the township.
- County's sidewalk ordinance.
 - Use specific.

Kyle from Hobbs & Black was present. He discussed the 2 unloading zones are already there.

There was a discussion of bullet points #1 and #3 (additional loading/unloading zone; landscape plan)

Chris Khorey, McKenna, discussed the need for the Townsend Road frontage to have sidewalks; and the parking lot trees (not sitewide tree survey); and photometric plan for the whole property for site plan approval.

City Manager Gamble clarified the recommendation to include the extension of time for a sidewalk until October 31, 2026.

Motion by Commissioner Hufnagel seconded by Commissioner Mills that the planning commission conditionally approve the site plan as discussed.

YEA: Hanover, Holden, Hufnagel, Harger, Mills

NAY: None

Motion carried.

7. OLD BUSINESS:

A. Noise Ordinance Amendment Recommendation to City Commission

This was already handled in the previous discussion.

B. Master Plan Future Land Use Discussion

- i. Walker Road/Scott Road Area
- ii. Townsend Road Corridor
- iii. “Near North Side”

Chris Khorey, McKenna, discussed the 3 sets of maps of different parts of the city; have the current map for context; 3 areas we would like to alter or confirm what the master plan calls for; and the pink boundary (joint planning areas) that the City, Township and County worked together on.

There was a discussion of:

- Walker Road/Scott Road Area.
 - Current zoning.
 - Mismatch with master plan map & zoning.
 - Should we leave it industrial or cut it back.
 - Highest and best use is residential.
 - Single family, multi-family and then industrial on separate parcels.
- Master plan notification and 63-day notice period.
- Near North Side
 - Blocks to west of old Federal Mogul building.
 - Mixed use category.
 - Industrial along the trail.
 - Discussion of extending downtown edge/mixed use.
 - Silo property.
 - Mixed use district and maybe appeal that district.
 - CBD district.
- Townsend Road Corridor
 - Most prominent growth area.
 - County Farm Road & possible re-alignment.
 - Type of development in the area.

8. COMMITTEE SITE PLAN APPROVALS - NONE:

9. COMMISSIONER COMMENTS

Commissioner Mills said he loved the visuals at this meeting.

10. ADJOURNMENT

Motion by Commissioner Mills seconded by Commissioner Harger that the Planning Commission adjourn the meeting.

YEA: Hanover, Holden, Hufnagel, Harger, Mills

NAY: None

Motion carried.

The meeting was adjourned at 7:23 p.m.

TOWNHOUSE. A building containing two or more dwelling units, with individual rear yards and/or front yards designed as an integral part of each one family dwelling unit.

USABLE OPEN SPACE. Yard space exclusive of the required front and side yards on a residential lot reserved for and devoted to the admittance of light and air and semi-private outdoor activities, and effectively separated from automobile circulation and parking.

USE. If not otherwise modified, the activity by humans, or consequent to human initiation or taking place; the remaining manifestations of such past activity.

VARIANCE. An authorization permitting change in the requirements of this chapter by the Zoning Board of Appeals in cases where the general requirements of this chapter and the literal enforcement of such would result in an unnecessary and undue hardship upon the variance applicant.

YARD. A space on the same lot with a building, unoccupied and unobstructed from the ground upward, except for certain specified building projections.

YARD, FRONT. A yard extending across the front of a lot between the side lot lines and being the minimum horizontal distance between the street line and the main building or any projection thereof, other than certain specified building projections. In the case of a developed corner lot, the front yard will be the lot line abutting the street that the lot is addressed on. In the case of an undeveloped lot that has not been assigned an address, the front yard shall be the narrowest street frontage, as measured along the right-of-way line from side lot line to side lot line. All other road frontages shall be considered "secondary street frontages." one of the two sides of the lot fronting on a street that is designated as the front yard by the property owner at the time of applying for a zoning permit.

YARD, REAR. A yard extending across the back of a lot between the side lot lines and being the minimum horizontal distance between the rear lot line and the rear line of the main building or any projection thereof, other than certain building projections.

YARD, SIDE. A yard between the main building and the side line of the lot, and extending from the front yard or street line if there is no front yard required, to the rear yard, or the rear lot line if there is no rear yard required, and being the minimum horizontal distance between a side lot line and the side of the main buildings or any projections thereof, other than certain building projections.

ZONING ADMINISTRATOR. That person or persons duly charged by the appropriate appointing authority with the responsibility for executing and administering this chapter.

ZONING LOT. A single tract of land, located within a single block, which, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. A zoning lot may be subsequently subdivided into two or more zoning lots. A zoning lot, therefore, may or may not coincide with a lot as shown on any recorded subdivision plat or deed.

DIMENSIONAL REQUIREMENTS - TABLE OF DIMENSIONAL REQUIREMENTS

§ 155.170 TABLE OF DIMENSIONAL REQUIREMENTS.

Table of Dimensional Requirements								
Zoning Districts	Minimum Lot Area (sq ft)	Minimum Lot Width (ft)	Setbacks				Maximum Lot Coverage (%)	Maximum Height of Building (ft/stories)
			Front Yard (ft)	Side Yard (1) (ft)	Side Yard (both) (ft)	Rear (ft)		
Table of Dimensional Requirements								
Zoning Districts	Minimum Lot Area (sq ft)	Minimum Lot Width (ft)	Setbacks				Maximum Lot Coverage (%)	Maximum Height of Building (ft/stories)
			Front Yard (ft)	Side Yard (1) (ft)	Side Yard (both) (ft)	Rear (ft)		
R-1	22,000 (a) 7,500 (b)	150 (a) 75 (b)	25	20 (a) (c) 10 (b) (c)	50 (a) 20 (b)	35	40	30/2.5
R-2	7,500 5,000 (d)	75 (e)	25	10 (c)	20	35	45	30/2.5
R-3	7,000 4,356 (d)	75 (e)	10	10	20	35	55	30/2.5
MC	6,000	60	50	(f)20	(f)40	25	60	35/2.5
GC	10,000	100	25	(g)	-	(h)	70	35/2.5
CBD	-	-	-	-	-	-	100	(k)
O	7,000	75 (e)	10	10	20	35	60	30/2.5
I-1	-	-	35	20 (i)	40	35 (i)	70	-
I-2	-	-	35	20 (i)	40	35 (i)	70	-
P	-	-	-	-	-	-	-	-
T	-	-	-	-	-	-	-	-
M	7,000 4,000 (d)	75 (e)	10	10	20	35	60	30/2.5

Footnotes:

- (a) Lots without public water and sewer.
- (b) Lots with public water and sewer.
- (c) Minimum ~~street side~~ Secondary Street setback is 20 feet where noted. For all districts where a Secondary Street setback is not noted, the Secondary Street setback shall be the same as the front setback.
- (d) Per dwelling unit for a multi-family development.
- (e) On curvilinear street where lots are irregularly shaped and have non-parallel sides, the lot width requirement is measured at the front setback.
- (f) ~~Side yards shall not be less than 1/4 the height of the principle building, but in no case shall be less than ten feet.~~ Reserved
- (g) No side yard is required, but if one is provided it shall not be less than ten feet. If the lot is adjacent to a residential district then a side yard of at least ten feet is required.
- (h) No rear yard is required unless the lot is adjacent to a residential district in which case the required rear setback is the setback required by the adjacent residential zoning district.
- (i) A setback of 50 feet shall be required if adjacent to residentially-zoned property.
- (j) Children's playsets and related playground-type equipment/structures are not considered in the determination of maximum lot coverage.
- (k) There shall be no specific height limitation in the CBD District; provided, however, that no building permit shall be issued for any structure exceeding 35 feet in height except pursuant to a special use permit granted by the Planning Commission. Application for such special use permit shall be made in accordance with the provisions of § 155.257. Further, prior to the granting of the special use permit, the City Commission shall make a finding that any such excessive height will not be detrimental to the light, air, or privacy of any other structure or use currently existing or approved for construction, and shall also determine whether the proposed height is consistent with the city's Downtown Master Plan.

§ 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 or secondary street 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)

§ 155.213 AVERAGE FRONT YARD.

On any completely platted block frontage on which at least half of the lots are built upon, the required front yard or secondary street yard may be reduced to the average of the existing front yards, but to not less than ten feet, subject to the provisions of this chapter.

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

BASEMENT. A story partly underground or wholly underground. Where more than one-half of its height is above the highest level of the adjoining ground, a basement shall be counted as a story for the purposes of height measurement.

BED AND BREAKFAST. A building other than a hotel where, for compensation and by prearrangement for definite periods, lodgings and breakfast, are provided for three or more persons.

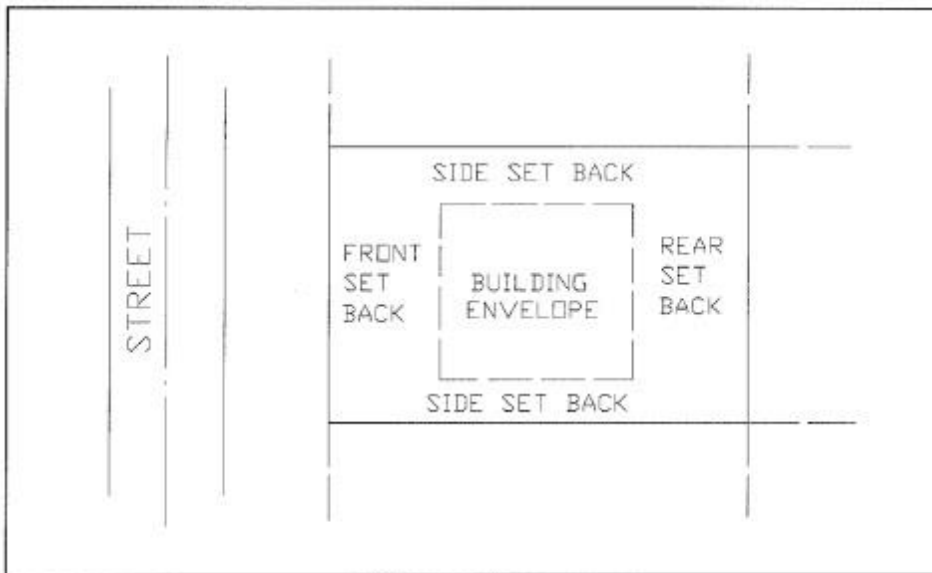
BUFFER PLANTING. Living vegetation designed and maintained to enclose activities, use, light, noise and materials within the specified lot or area.

BUILDING. Any covered structure built for the support, shelter or enclosure of persons, animals or property, and which is permanently affixed to the land.

BUILDING CODE. The Building Code of the City of St. Johns, as amended.

BUILDING ENVELOPE. A volume based on that portion of the lot exclusive of required yards, of maximum permitted height. (See Figure 3-1.)

Figure 3 - 1

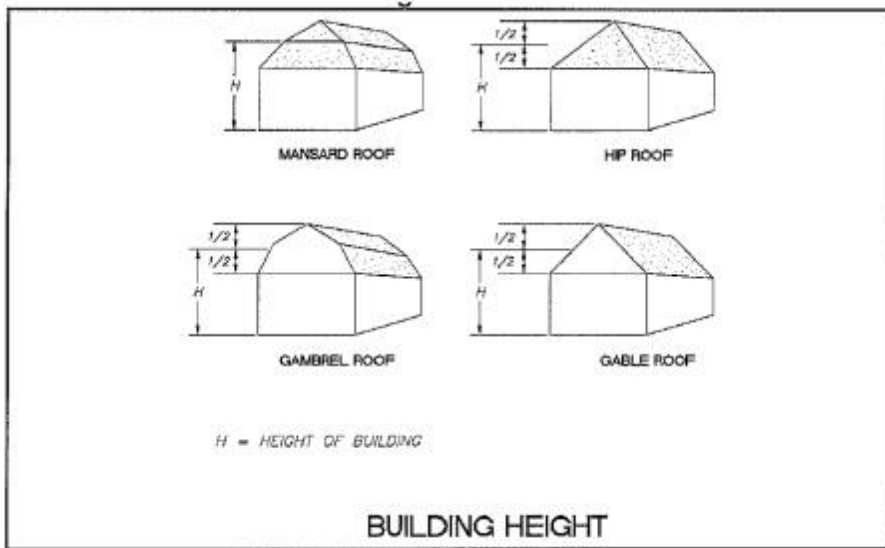


BUILDING, HEIGHT OF. The vertical distance measured from the mean elevation of the finished grade line of the ground about the front of the building to the highest point of ~~flat roofs, to the deck line of mansard roofs, or to the mean height between eaves and ridge for gable, hip, and gambrel~~the roofs. (See Figure 3-2.)

Figure 3 - 2

BUILDING, HEIGHT OF. The vertical distance measured from the mean elevation of the finished grade line of the ground about the front of the building to the highest point of flat roofs, to the deck line of mansard roofs, or to the mean height between eaves and ridge for gable, hip, and gambrel roofs. (See Figure 3-2.)

Figure 3 - 2



§ 155.189 ACCESSORY BUILDINGS AND STRUCTURES - REGULATIONS.

(A) In a front yard. No accessory building shall project into any front yard.

(B) In a side or rear yard. The exterior wall line of a fire-resistant construction of an accessory structure shall not be constructed closer than ~~five~~three feet to any lot line and the roof water runoff of the accessory building shall not be directed to any adjacent property.

(C) On a corner lot. No accessory building shall be closer to the side street lot line than the side yard setback of the principal building on the lot.

(D) Entrance. In no case shall the entrance of a garage be less than 20 feet from a street line.

(E) Distance to principal building. No accessory building shall be nearer than ten feet to a principal building. ~~For the purpose of determining lot coverage and setback, an accessory structure located within ten feet of a main building shall be considered "attached."~~

~~(F) For purposes of this chapter the regulations applicable to accessory buildings shall also apply to any off-street parking space on a residential lot.~~

(~~G~~) All accessory buildings shall be on a permanent foundation.

(G) Accessory buildings may be erected as a part of or connected to the principal building, but in either case accessory buildings are considered a part of the principal building, and all yard and lot coverage requirements for a principal building will be complied with.

(HG) Accessory building setbacks in non-residential districts.

(1) Any part of a detached accessory building shall be at least 60 feet from any front lot line when ~~the any~~ adjoining lot, including lots across the street, is located in a residential district.

~~(2) Accessory buildings may be erected as a part of or connected to the principal building, but in either case accessory buildings are considered a part of the principal building, and all yard requirements for a principal building will be complied with.~~

(I) Principal building required. Accessory structures or buildings may only be constructed on a lot that contains a principal building. No accessory structure or building may be constructed on a lot that does not have a principal building.

(J) Appearance. The exterior facade materials and architectural design of all accessory structures in residential districts shall have a residential character. The overall appearance of the structure shall be in accordance with the purpose of the district where it is located.

(K) ~~Detached and temporary~~ Temporary accessory structures. ~~Detached and temporary~~ Temporary accessory structures that do not require permanent attachment to the ground but have similar characteristics as an accessory structure such as movable carports and playsets shall comply with the requirements for detached accessory buildings.

~~-(L) Lot coverage and setback. Where the accessory structure is attached to a main building, it shall be considered a part of the main building and shall be subject to the area, lot coverage, and setback regulations of this chapter applicable to main buildings. See § 155.170.~~

(M) Height. Unless specifically noted herein otherwise, the maximum height for attached accessory structures in Non-Residential Districts? shall be the maximum height permitted in the zoning district or the height of the principal structure, whichever is less.

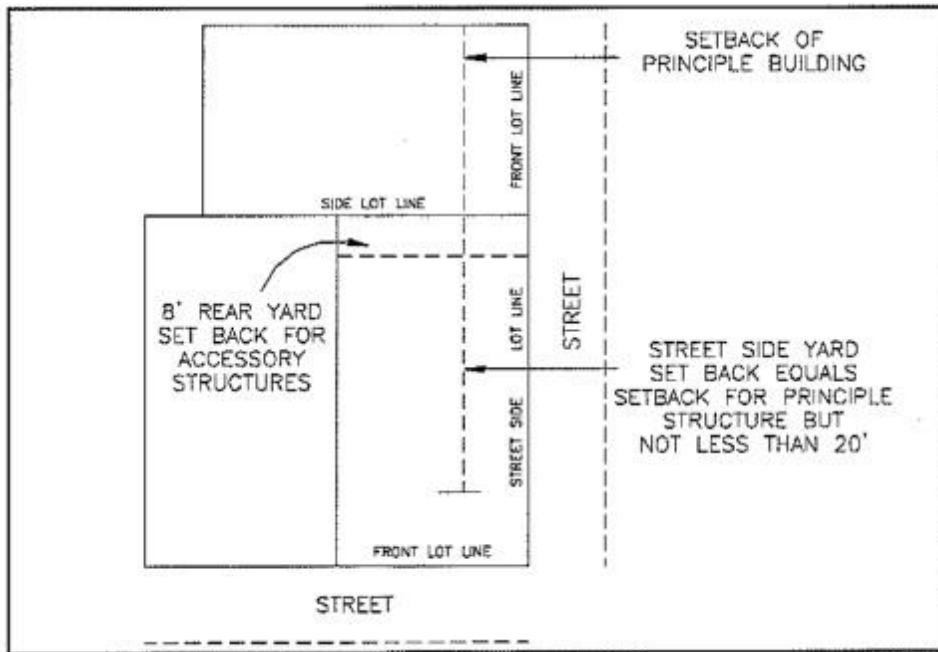
(N) Accessory buildings and structures in residential districts.

(1) Accessory buildings shall be erected only in the rear yard area.

(2) Accessory buildings shall not exceed 16 feet in height and shall be located at least six feet from any other separate structure on the same lot and shall not be closer than three feet to any lot line, or five feet from an alley right-of-way line. Structures closer than ten feet to another structure on the same or adjacent lots must be constructed of fire rated materials as required by the Building Code.

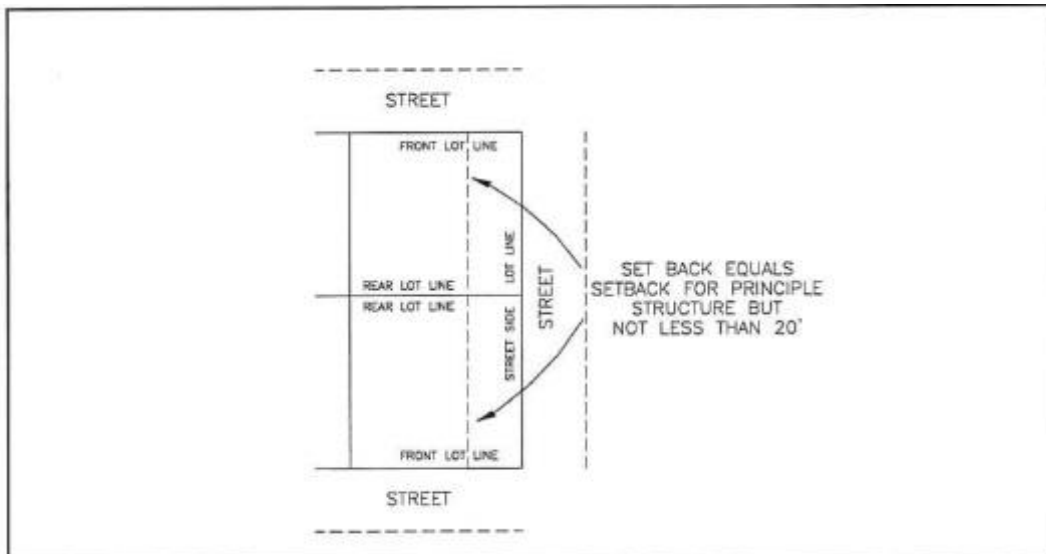
(3) When the rear line of a corner lot abuts the side line of an adjoining lot in a residential district, no accessory building shall be within eight feet of such abutting lot line nor closer to the side street lot line than the front yard setback of the principal building on the adjoining lot, but in no case shall the setback be less than 20 feet. (See Figure 5-1).

Figure 5 - 1



(4) When the rear line of a corner lot abuts the rear line of any other lot or is directly across an alley therefrom, no accessory building shall be closer to the side street lot line of a corner lot than the side street yard setback of the principal building on the corner lot, but in no case shall the setback be less than 20 feet. (See Figure 5-2.)

Figure 5 - 2



(5) Porches, decks, and patios.

(a) Patios or decks constructed "at-grade" may be built within front, side and rear yard setbacks. An at-grade patio shall mean any patio, deck or concrete slab which is constructed at the approved grade level or which is elevated to a height of not more than 18 inches above the approved grade level.

(b) The surface of any attached deck that extends more than eight feet from the face of the building to which it is attached may not be higher than the first floor elevation of the principal structure.

(c) Unenclosed and/or uncovered front porches and stoops may encroach into a required front yard setback area, but in no case may be located closer than 15 feet from the front property line in the R-1 district or closer than ten feet in the R-2/R-3 district. For the purposes of this provision, unenclosed shall mean having no windows or screens.

(d) Porches, decks, patios covered or partially covered by permanent construction shall not project into any perimeter setbacks.

(e) Handicapped access ramps may encroach into the required perimeter setbacks.

(f) Decks and raised patios may be allowed to project not more than 15 feet into the required rear yard setbacks or five feet into the side yard setback, provided that the following conditions are met:

1. The deck or raised patio does not encroach into any easement.
2. The deck or raised patio is not located facing any street, except when located in the rear yard of a double frontage lot.
3. The deck or raised patio is located not less than five feet from any detached accessory building.
4. Any additional structure attached to the deck or raised patio, such as a gazebo, shall be located at least ten feet from the principal residential structure.
5. The deck or raised patio and all other appurtenant facilities shall conform to any applicable codes and ordinances.

(g) All deck hand railings and/or screening shall not be higher than 42 inches above the surface of the deck (excluding support structures for a roofed porch) without approval from the Planning Commission.

(Ord. 616, passed 9-23-2013; Am. Ord. 642, passed 4-23-2018)

LANDSCAPE STANDARDS

§ 155.295 INTENT.

(A) The intent of this subchapter is to promote the public health safety and welfare by establishing minimum standards for the design, installation and maintenance of landscaping as buffer zones between zoning districts, along roadways, between adjacent buildings and in parking lots.

(B) The standards of this subchapter are intended to guide and encourage the protection and enhancement of the environment through requirements for site design and the use of landscape materials. Applicants are encouraged to provide landscaping in addition to the minimum requirements of this chapter to improve the function, appearance and value of their property.

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

§ 155.296 APPLICATION.

(A) The requirements set forth in this subchapter shall apply to all lots, sites, and parcels which are developed or expanded following the effective date of this chapter that are subject to ~~local~~ site plan review, as described in Section 155.276. No site plan or land use shall be approved unless said site plan shall show landscaping consistent with the provisions of this subchapter.

(B) The ~~City Commission~~ approving body for a Site Plan Approval as described in Section 155.276 (Zoning Administrator, Site Plan Review Committee, or Planning Commission) may also determine that ~~dimensional-existing~~ conditions ~~unique to~~ of the parcel would prevent development of required buffer zones, ~~off-street parking area~~, landscaping or green belts, without causing negative impacts on neighboring properties. If such a determination is made, the ~~City approving body Commission~~ may grant an exception from the landscaping provisions of this subchapter.

(C) The following are minimum landscape standards and the city may require additional landscaping based on individual circumstances. If applicable this determination will be made during site plan review.

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

§ 155.297 MINIMUM BUFFER ZONES.

(A) Buffering requirements. A buffering zone shall be established within the setback of the subject site, screening it from adjacent sites according to Table 10-1. Walls are prohibited from areas along a public street right-of-way or front yard, ~~unless approved by the City Commission.~~ The height of the wall or berm of the subject site shall be an effective height in relation to the adjacent site. Parking lot screening requirements in Section 155.297 shall be met in all applicable situations, regardless of Zoning District. Plantings shall meet the standards described in Section 155.297.B. Walls shall meet the standards described in § 155.297(~~D~~E), and berms those of § 155.297(~~E~~F). Buffers that utilize a combination of plant materials, berms, and walls shall be encouraged.

TABLE 10-1

		<u>District of Subject Parcel</u>				
		<u>R-1, R-2, R-3, R-MH</u>	<u>CBD, MC, P, T</u>	<u>MU</u>	<u>GC, O</u>	<u>I-1, I-2</u>
<u>District of Adjacent Parcel</u>	<u>R-1, R-2, R-3, R-MH</u>	No Required Buffer Zone.	Buffer Wall (Subsection D)	Buffer Plantings (Subsection B) OR Buffer Wall (Subsection D)	Buffer Plantings (Subsection B) OR Buffer Wall (Subsection D)	Buffer Plantings (Subsection B) AND Buffer Berm (Subsection F) Approving Body may approve Buffer Wall in lieu of Berm.
	<u>MU</u>	No Required Buffer Zone.	Buffer Wall (Subsection D)	Buffer Plantings (Subsection B)	Buffer Plantings (Subsection B) OR	Buffer Plantings (Subsection B) OR

					<u>Buffer Wall (Subsection D)</u>	<u>Buffer Wall (Subsection D)</u>
	<u>CBD, MC, P, T</u>	<u>No Required Buffer Zone.</u>	<u>No Required Buffer Zone.</u>	<u>No Required Buffer Zone.</u>	<u>No Required Buffer Zone.</u>	<u>Buffer Plantings (Subsection B)</u> <u>OR</u> <u>Buffer Wall (Subsection D)</u>
	<u>GC, O</u>	<u>No Required Buffer Zone.</u>	<u>No Required Buffer Zone.</u>	<u>No Required Buffer Zone.</u>	<u>No Required Buffer Zone.</u>	<u>Buffer Plantings (Subsection B)</u>
	<u>I-1, I-2</u>	<u>No Required Buffer Zone.</u>	<u>No Required Buffer Zone.</u>	<u>No Required Buffer Zone.</u>	<u>No Required Buffer Zone.</u>	<u>No Required Buffer Zone.</u>

Buffering Requirements

Subject Site

Buffering Requirements from Adjacent Sites

Single Family and Duplex Residences

None

Multi-Family, General Commercial and Offices Uses, Central Business District and Municipal Center Uses

Plantings* or a 6 foot wall/berm from all uses

Industrial Uses

Plantings* or an 8 foot wall/berm from all uses

(B) *Buffer Plantings shall consist of two trees, either canopy and/or deciduous, and four ~~large~~ shrubs per each 25 linear feet along the property line.

~~(BC)~~ When an adjacent property is zoned or used as a single family residence, and is across a public street from the subject site, the ~~City Commission~~Site Plan Approving Body may require additional landscaping to screen parking lots access drives, loading zones, outdoor display areas, storage yards, or accessory structures.

~~(CD)~~ Parking and storage.

~~(1)~~ ~~Parking lot screens will be designed with a hedge, wall, berm or combination thereof forming a continuous screen at least 48 inches in height above parking lot grade. The parking lot screen shall be located in the buffer zone to provide maximum screening of the parking lot. Walls shall be set back a minimum of five feet from the property line.~~

Commented [CK1]: Duplicative with other requirements, creating unrealistically high requirements.

~~(2)~~ All loading and unloading areas which are visible from residential districts or public thoroughfares, shall be screened by a vertical screen consisting of structural or plant materials no less than six feet in height. Screening shall be sufficient to contain blowing debris and screen the loading and unloading areas from adjacent property owners.

~~(3)~~ All storage areas (including areas for storage of refuse) shall be screened on four sides by a fence or wall no less than six feet in height. Three screened sides may be allowed with Planning Commission approval if the applicant can demonstrate just cause. The fence or wall shall not allow light to penetrate through it. The four sides screened shall be those sides where the potential visual impact of the storage areas is greatest for adjacent property owners.

(D) Buffer wall standards. Required walls shall comply with the standards listed below.

(1) Walls shall be located on the lot line except where underground utilities interfere and/or where this chapter requires conformance with yard setback lines.

(2) Walls shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this chapter, unless specifically approved by the City Commission.

(3) Walls shall be constructed of decorative concrete block, brick, pressure treated wood, or comparable nonporous materials on the exterior sides facing an affected district.

(4) Walls shall be durable, weather resistant, rustproof and easily maintainable. Wood or wood products shall be high quality durable materials as approved by the Building Inspector. Wood fences shall be sight obscuring sufficient to shield light and block blowing debris. Masonry walls may be constructed with openings which do not in any square section (height and width) exceed 20% of the surface. Where walls are so pierced, the openings shall be so spaced as to maintain the obscuring character required and shall not reduce minimum height requirement.

(5) Walls must be maintained in good condition by the property owner.

(6) Curbing, bollards, or plant material shall be required where parking is adjacent to walls. Bumper blocks shall not be permitted.

~~(EF)~~ Buffer Berm standards. Required berms shall be constructed as landscaped earth mounds with a crest area at least four feet in width. The exterior face of the berm shall be

constructed as an earthen slope. The interior face of the berm may be constructed as a earthen slope or retained by means of a wall, terrace or other means acceptable to the Building Department. Whenever an earthen slope is provided, it shall be constructed with a slope not to exceed one foot of vertical rise to three feet of horizontal distance (1:3) (see illustration). Free form naturalistic contouring and berm shaping is encouraged.

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

§ 155.298 REQUIRED PARKING LOT TREES AND PARKING LOT ISLANDS.

~~(A) The following standards apply to Parking lots developments which that exceed 16 spaces shall be landscaped with one tree per 8 spaces, subject to the requirements of this section.~~

TABLE 10-3 Parking Lot Trees

ZONING DISTRICT

Number of parking spaces

Multiple Family, Commercial and Industrial

1 canopy tree per 8 spaces

~~(A)~~ Tree location.

(1) All of the required parking lot trees shall be placed within an area including the parking surface and extending 15 feet from the surface edge. At least two-thirds (2/3) of the required trees shall be dispersed throughout the interior of the parking area. Tree requirements may be adjusted based on review by the Planning Commission.

(2) Parking lot tree calculations and interior parking lot tree requirements shall be rounded up.

~~(B)~~ Tree base. Each tree shall be surrounded by an area of grass or living ground cover at least 150 square feet in size and a minimum of eight feet wide to provide for adequate resources of air and water. Tree plantings shall also be protected from automobiles with curbing or other suitable device.

~~(C) Required parking lot trees. Required parking lot trees shall not be credited towards required green belt or buffer trees.~~

(D) Design of parking lot islands.

Commented [CK2]: Removing this to allow flexibility when necessary.

(1) All parking lot islands shall contain decorative material and be curbed. Islands shall be at least 150 feet in area. Each island shall be at least ten feet wide, with a depth two feet shorter than the depth of the adjacent parking space.

(2) Islands shall have a minimum of ten feet radius at the ends facing main aisles. A minimum radius shall be two foot where island is not adjacent to main traffic aisle.

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

§ 155.299 ~~GREEN BELTS REQUIRED ALONG AND WITHIN RIGHT OF WAY, STREET FRONTAGE LANDSCAPING.~~

The intent of ~~the green belt~~ street frontage landscaping is to provide a consistent buffer along vehicular corridors. A green belt shall be planted within or adjacent to the right of way of any public street. If planting in the right of way is not permitted by the road agency with jurisdiction in the right-of-way, or is not acceptable to a utility company, the green belt plantings shall be planted within the required setback. The ~~City Commission~~ approving body may allow such planting to be placed anywhere within the front yard if there is no front yard parking. The green belt shall meet the following standards.

(A) The green belt shall include only living materials and planting beds, except for approved sidewalks, signs, driveways and essential services.

(B) Green belts ~~within multi-family and industrial districts~~ shall include one deciduous canopy tree per 30 linear feet of the frontage including any openings for driveways, sidewalks, or easements. The approving body may waive this requirement for roadways where City streetscape has been installed.

(C) Greenbelt trees should be arranged to simulate a natural setting such as massing or staggered rows, except where a more formal arrangement is determined to be more consistent with the existing character of the city.

(D) Landscaping materials arrangement shall insure adequate site visibility for motorists, adequate clearance for pedestrians and vehicles and accessibility to fire hydrants. Refer to the visibility controls section in §§ 155.180 through 155.197.

(E) Green belts shall be a minimum of eight foot wide. Trees shall not be planted closer than four feet from pavement, curb or other structures.

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

§ 155.300 PLANT MATERIAL SPECIFICATIONS.

All plant material shall be free of disease and insects at time of planting, and conform to the American Standard for Nursery Stock of the American Association of Nurserymen ANZI Z60.1.

(A) Minimum plant material planting size.

- (1) Evergreen trees shall be a minimum of five feet in height.
- (2) Narrow evergreens shall be a minimum of three feet in height.
- (3) Ornamental trees shall be a minimum of ten feet in height or 1 3/4" caliper.
- (4) Large deciduous shrubs shall be a minimum of four feet in height.
- (5) Deciduous canopy trees shall be a minimum of 15 feet in height or 2" caliper.
- (6) Small evergreen or deciduous ornamental shrubs shall be a minimum of 18" - 24" spread.

(B) Plant material spacing.

- (1) Plant materials shall not be placed closer than four feet from the fence line or property line.
- (2) Where plant materials are placed in two or more rows, plantings shall be staggered in rows and/or grouped informally to create a naturalistic appearance.
- (3) Evergreen trees shall be planted not more than 15 feet on center.
- (4) Narrow evergreens shall be planted not more than six feet on center.
- (5) Deciduous canopy trees shall be planted not more than 25 feet on center.
- (6) Ornamental trees shall be planted not more than ten feet on center.
- (7) Large deciduous shrubs shall be planted not more than four feet on center.

(C) Plant material and design variety. The overall landscape plan shall demonstrate a variety of plant material with not more than 50% of any one species utilized throughout the design.

(D) Suggested (not required) plant materials.

- (1) Evergreen trees.
- (2) Juniper.
- (3) Hemlock.
- (4) Fir.
- (5) Pine. (Dwarf, Globe, Pendulous, species/Cultivars are not permitted.)
- (6) Spruce.
- (7) Douglas-Fir.

(E) Narrow Evergreens. (Dwarf, Globe, Pendulous, species/Cultivars are not permitted.)

- (1) Column Hinoki Cypress.
- (2) Blue Columnar Chinese Juniper.
- (3) Pyramidal Red-Cedar.
- (4) Swiss Stone Pine.
- (5) Pyramidal White Pine.
- (6) Irish Yew.
- (7) Douglas Arbor-Vitae.
- (8) Columnar Giant Arbor-Vitae.

(F) Ornamental trees.

- (1) Flowering crabs.
- (2) Service Berry.
- (3) Dogwood.
- (4) Redbud.
- (5) Hornbeam.
- (6) Hawthorn.
- (7) Magnolia.

(G) Large deciduous shrubs.

- (1) Honeysuckle.
- (2) Viburnum.
- (3) Mock-Orange.
- (4) Forsythia.
- (5) Lilac.
- (6) Ninebark.
- (7) Cotoneaster.
- (8) Hazelnuts.
- (9) Euonymus.
- (10) Privet.
- (11) Buckthorn.

(12) Sumac.

(H) Deciduous canopy trees.

(1) Oaks.

(2) Hard Maples.

(3) Hackberry.

(4) Birch.

(5) Beech.

(6) Ginkgo (male species only).

(7) Honeylocust (thornless and seedless cultivars only).

(8) Hop Hornbeam.

(9) Linden.

(I) Trees not permitted (as credit for site plan review/landscaping requirements).

(1) Box Elder.

(2) Soft Maples (Silver).

(3) Elms.

(4) Poplars.

(5) Willows.

(6) Horse Chestnut (Nut Bearing).

(7) Tree of Heaven.

(8) Catalpa.

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

§ 155.301 EXISTING TREE PRESERVATION INCENTIVES.

(A) The standards outlined below are intended to encourage the preservation of quality and mature trees by providing credits, at City Commission approval, toward the required trees for green belts, buffer zones and within parking lots.

(B) All trees over eight inches caliper shall be identified on the site plan with notations of trees to be preserved and trees to be removed.

(C) Trees intended to be preserved shall be noted with a unique symbol on the site plan and be protected during construction through the use of construction fencing at or beyond the dripline of the tree or trees to be preserved.

~~(D) Trees to be preserved shall be considered for credit only if they are located on the developed portion of the site as determined by the City Commission.~~ The City Commission ~~approving body~~ pursuant to site plan approval may allow credit for such plant material preservation if it will maintain and encourage the intent of the chapter. To obtain credit consideration the preserved trees shall be of a high quality and at least two inches caliper.

~~(E) Credit consideration for preserved trees shall be:~~

~~TABLE 10-4~~

~~Preserved Tree Credit~~

~~Preserved Tree Caliper* (Inches)~~

~~Number of Trees to be Credited~~

~~12 inches and over~~

~~3~~

~~8 inches to 11.99 inches~~

~~2~~

~~2 1/2 inches to 7.99~~

~~1~~

~~*Caliper is the diameter of a tree trunk and shall be measured at a height six inches above the existing grade up to and including four inch caliper size and 12 inches above the existing grade for larger sizes.~~

~~(F)~~ To protect and encourage the continued health and vitality of the preserved trees, the ground within the dripline of the trees shall be maintained in the existing natural state. Storage of soils or other materials during or after construction within the tree dripline is prohibited.

~~(G)~~ If preserved trees die within three years after construction the property owner shall replace with the number of trees that would have been required had the tree preservation credit not been provided. Said trees shall be replaced within 30 days of written notice from the city or within an extended time period as specified in said notice.

~~(H) The minimum number of required trees shall not be reduced by less than 50% through the use of approved tree credits. However, the City Commission during site plan~~

Commented [CK3]: Remove this and allow any trees over 2 inches caliper to count towards requirements.

Commented [CK4]: Remove this and allow as many trees as qualify to count towards requirements.

~~review, may determine existing landscaping or screening intended to be preserved would provide comparable required landscaping, buffering or screening.~~

(1G) After a site plan is approved, special permission by the City Planning Commission will be required for the removal of trees proposed to be preserved on the site plan. The City Commission may condition their removal on their being replaced with the number of trees that would have been required had the tree preservation credit not been provided prior to site plan approval.

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

§ 155.302 LANDSCAPE STANDARDS FOR PRINCIPAL STRUCTURES.

These standards apply only to development which requires the site plan review process. Required principal structure landscaping shall be provided adjacent to or within close proximity to the perimeter of the principal structure. Landscape design is encouraged to face or be visible from public thoroughfares and principal structures on public accessways. The area of required landscape shall be based on the total ground floor square footage of the proposed principal structure:

TABLE 10-5
Landscaping Around Principle Structures

Principal Structure

% Area of Required Landscape Based on Total Ground Floor Square Footage of Proposed Principal Structure

<u>District of Subject Parcel</u>						
<u>R-1, R-2, R-MH</u>	<u>R-3</u>	<u>CBD</u>	<u>MC, P, T</u>	<u>MU</u>	<u>GC, O</u>	<u>I-1, I-2</u>
<u>0%</u>	<u>Buildings with More than 4 Dwelling Units: 15%</u>	<u>0%</u>	<u>10%</u>	<u>10%</u>	<u>10%</u>	<u>5%</u>
	<u>Buildings with 4 or Fewer Dwelling Units: 0%</u>					

Multi-Family

15%

Commercial

10%

Industrial

5%

(A) Plant material and planting design is encouraged to be ornamental in character and based on minimum ANSI standards for plant material type and spacing.

(B) Deciduous canopy trees and large evergreens will not be counted towards principal structure landscape requirements.

(C) Shredded hardwood, bark mulch, stone mulch, or vegetative ground covers shall be utilized within required landscape bed areas. Grass, lawn or sod will not be permitted.

(D) Area calculations shall be based on the limits of landscape beds. Applicants shall demonstrate that 2/3 of the bed will be occupied by mature plant material.

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

§ 155.303 MINIMUM STANDARD FOR INSTALLATION AND MAINTENANCE.

(A) Installation . Landscaping shall be installed in a sound workmanlike manner and conform to the American Standard for Nursery Stock ANSI Z60.1. If building or paving construction is completed during a planting season, then no certificate of occupancy will be issued unless the landscaping meets the requirements herein provided. If building or paving construction is completed in an off planting season, the certificate of occupancy will be issued only after the owner provides a performance bond to ensure installation of required landscaping in the next planting season.

(B) Material removal . Tree stakes, guy wires and tree wrap are to be removed after one year.

(C) Maintenance. Greenbelt areas and plant materials required by this chapter shall be kept free from refuse and debris. Plant materials shall be maintained in a healthy growing condition, neat and orderly in appearance. If any plant material required by this chapter dies or becomes diseased, they shall be replaced within 30 days of written notice from the city or within an extended time period as specified in said notice.

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

~~§ 155.304 COMPLIANCE FOR PRE-EXISTING SITES;~~

~~—In any case where the building and/or parking area is being increased by at least 25% over the originally approved site plan or the use is being changed to a more intense use, as determined by the City Commission, the site shall be brought into full compliance with the landscape standards herein. In situations where the increase in building and/or parking area is less than 25% over the original site plan, the requirement of new landscaping shall be equal to 4% of compliance for every 1% of increase in building or parking footprint. (example: a building or parking area increase of 10% requires a 40% compliance with the landscape standards. If any development or principal use requiring a certificate of occupancy is destroyed by any means beyond 50% of the appraised replacement value, the site shall be brought into full compliance with the landscape standards herein.~~

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

Commented [CK5]: Remove this and replace with more flexibility for approving body.

**CITY OF ST. JOHNS, MICHIGAN
REQUEST FOR COMMISSION ACTION
OCTOBER 28TH, 2024**

Department: Community Development	Attachments:	Submitted to CA for Review
Subject: 450 E. Townsend Road RFP for Development	[X] 450 Townsend Road Zoning Analysis [] []	[N/A]
Prepared by: Christopher Khorey, AICP, McKenna	Approved by: Chad A. Gamble, P.E., City Manager	

SUMMARY/HIGHLIGHT: 450 E. Townsend Road is a vacant City-owned parcel planned and zoned for residential development. It is approximately 4.8 acres in total, but is currently split by an undeveloped right-of-way intended for the relocation of County Farm Road. Staff is requesting that the City Commission to determine what types of development would be appropriate for the site in question, determine whether the relocation of County Farm Road should be implemented, and to issue a Request for Proposals for development of the parcel.

BACKGROUND/DISCUSSION: McKenna has drafted an attached memo with a detailed breakdown of the development potential of the parcel, under its current R-1 zoning, as well as under R-2 and R-3 Zoning. O and GC Zoning would be potential options for non-residential development. The current Master Plan envisions R-1 Zoning on the parcel, but the Planning Commission has already discussed options for changing that designation, and would benefit from direction from the City Commission.

STRATEGIC PLAN OBJECTIVE: The 2020 City of St. Johns Master Plan’s Future Land Use Map lists the parcel under the ‘Modern Spacious Residential’ category. This category is characterized by single- and two-family dwelling units with enough open space for schools, parks, and other municipal uses. This category also includes streets designed for slow traffic with easy access for pedestrians and bicycle usage.

FISCAL IMPACT: While the City would incur costs in issuing the RFP and potentially in capital infrastructure projects on or around the site, ultimately recruiting a developer for the site would be the property back on the tax roles and be fiscally positive for the City.

RECOMMENDATION: Staff recommends the City Commission:

- Give the Planning Commission direction as to the City Commission’s development goals for the property, in terms of land uses, housing density, etc.
- Determine whether to complete the re-location of County Farm Road, or to vacate the undeveloped right-of-way and allow development of the entire parcel.
- Issue an RFP for developers to construct the City’s preferred land use, housing type, housing density, and road layout, though this action may occur at a future meeting.



Memorandum

TO: City of St. Johns City Commission
Christopher Khorey, AICP, Vice President

FROM: Jeff Keesler, Associate Planner
Ethan Walthorn, Assistant Planner

SUBJECT: **450 E. Townsend Zoning Analysis**

DATE: October 14, 2024

As requested, we have analyzed the development possibilities for 450 E. Townsend Road, a City-owned property that the Commission is considering issuing a Request for Proposals for sale and development.

The property currently has an undeveloped right-of-way cutting across it. The right-of-way is clearly visible on the City Zoning Map, as shown below. The purpose of the right-of-way would be to re-align County Farm Road to create a 4-way intersection of County Farm, Swegles Street, and Townsend Road.





If the right-of-way is left in place and County Farm is moved, then the property will be two parcels. For the purposes of this memo, we will call them the “West Parcel” (west of County Farm Road) and the “East Parcel”, east of County Farm Road.

The West Parcel is 3.88 acres. The East Parcel is 0.49 acres. If the right-of-way was vacated and became developable land, the combined parcel would be approximately 4.8 acres.

The property is currently zoned R-1. The Master Plan calls for “Modern Spacious Residential,” and recommends R-1 as the appropriate zoning category. However, the Planning Commission is re-evaluating the Future Land Use map in that part of the City as part of the ongoing Master Plan Update. At the direction of the City Commission the Master Plan category could be updated to “Traditional Walkable Residential” (R-2 Zoning) or “Multi-Family” (R-3 Zoning).

Therefore, we have evaluated 6 scenarios for development on the site, as shown on the chart below. The calculations R-1 and R-2 are ranges, because the site would have to be split into lots in order to be developed under those categories, and we have not done a full design layout. We have also evaluated non-residential options.

Regardless of the land use, housing density, or decision regarding re-locating County Farm Road, the stub street “Braxton Court” should be extended onto the property and should connect to County Farm. We recommend that this be a requirement of the RFP.

RESIDENTIAL OPTIONS

	Housing Type	Housing Density	
		County Farm Relocated	Right-of-Way Vacated
R-1	Single Family	West Parcel: 16-20 Dwelling Units East Parcel: 1-2 Dwelling Units	20-24 Dwelling Units
R-2	Single Family Duplex Triplex Quadplex Townhouse <i>Could also be developed with a combination of these housing types.</i>	West Parcel: 16-26 Dwelling Units East Parcel: 1-4 Dwelling Units <i>Additional Density, up to 30-35 dwelling units, available by Special Use Permit.</i>	20-30 Dwelling Units <i>Additional Density, up to 35-40 dwelling units, available by Special Use Permit.</i>



R-3	Single Family Multi-Family (any size building) Townhouse <i>Could also be developed with a combination of these housing types.</i>	West Parcel: 38 Dwelling Units East Parcel: 4 Dwelling Units <i>Additional Density available by Special Use Permit.</i>	48 Dwelling Units <i>Additional Density available by Special Use Permit.</i>
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NON-RESIDENTIAL OPTIONS

Under R-1 Zoning, non-residential options are limited to religious institutions and civic institutions. That same would be true for R-3 Zoning.

Under O Office Zoning, some light commercial uses would be permitted, as well as housing units up to 10 dwelling units per acre (same density as R-3).

Under GC General Commercial Zoning, a wide variety of commercial uses would be permitted. Residential would not be permitted.

For either O or GC, the Master Plan would need to be changed to designate the parcel for commercial use.

We look forward to discussing the options for the parcel at the October 28 City Commission meeting.

**RESOLUTION/CITY OF ST. JOHNS
RESOLUTION #37-2023**

A RESOLUTION BY THE CITY OF ST. JOHNS CITY COMMISSION
ESTABLISHING AND APPROVING THE DATES FOR THE 2025 REGULAR
MEETINGS OF THE CITY PLANNING COMMISSION AND THE CITY ZONING
BOARD OF APPEALS

At a regular meeting of the City Commission of the City of St. Johns, held on November 27, 2023 in the City of St. Johns, Clinton County, Commission Chambers, commencing at 6:00 p.m.:

PRESENT: Eric Hufnagel, Jean Ruestman, Brad Gurski, Scott Dzurka, Chris Hyzer
ABSENT: None

The following resolution was offered by Commissioner Gurski and supported by Commissioner Hyzer.

WHEREAS, the St. Johns Planning Commission and St. Johns Zoning Board of Appeals were each created pursuant to the Michigan Planning Enabling Act of 2008 P.A. 33 of 2008, as amended, M.C.L. 125.3801 et seq.

WHEREAS, the City Commission is required to approve the regular meeting schedules of the Planning Commission and ZBA on an annual basis by Resolution per the mandate of MCL 125.3921;

NOW, THEREFORE, BE IT RESOLVED:

That the City Commission establishes the following regular meeting schedules for 2025. These meetings will convene at 5:30 pm at the Clinton County Courthouse unless prior notice of a different time and/or place is established. Each meeting will take place in the Commission Chambers unless said meeting place is unavailable:

PC meetings start at 5:30 pm

January	01-08-2025
February	02-12-2025
March	03-12-2025
April	04-09-2025
May	05-14-2025
June	06-11-2025
July	07-09-2025
August	08-13-2025
September	09-10-2025
October	10-08-2025
November	11-12-2025
December	12-03-2025

ZBA meetings start at 5:30 pm

January	01-15-2025
February	02-19-2025
March	03-19-2025
April	04-16-2025
May	05-21-2025
June	06-18-2025
July	07-16-2025
August	08-20-2025
September	09-17-2025
October	10-15-2025
November	11-19-2025
December	12-10-2025

YEA: Hufnagel, Ruestman, Gurski, Dzurka, Hyzer

NAY: None

Resolution declared adopted.

Scott Dzurka, Mayor

Mindy J. Seavey, City Clerk

This certifies that the foregoing is a true and complete copy of action taken by the City of St. Johns City Commission at the regular meeting held on November 27, 2023.

Mindy J. Seavey, City Clerk