

**CITY OF SWARTZ CREEK SWARTZ CREEK, MICHIGAN
MINUTES OF PLANNING COMMISSION MEETING
August 1, 2023**

Meeting called to order at 7:00 p.m. by Commissioner Wyatt

Pledge of Allegiance.

ROLL CALL:

Commissioners present: Binder, Branoff, Campbell, Sturgess, Grimes, Henry, Wyatt.

Commissioners absent: Currier, Krueger,.

Staff present: Adam Zettel, City Manager.

Others present: None.

Others Virtually Present: Carmine Avantini, Lania Rocha

APPROVAL OF AGENDA:

Resolution No. 230801-01

(Carried)

Motion by Planning Commission Member Henry
Second by Planning Commission Member Binder

I Move the Swartz Creek Planning Commission approves the agenda for the August 1, 2023, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

MINUTES OF JUNE 6, 2023

Resolution No. 230801-02

(Carried)

Motion by Planning Commission Member Henry
Second by Planning Commission Member Branoff

I Move the Swartz Creek Planning Commission approves the Minutes for the June 6, 2023, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

MEETING OPENED TO THE PUBLIC:

None.

BUSINESS:

PLANNED UNIT DEVELOPMENT ZONING AMENDMENT

Adam Zettel explained the context of the amendment, being a codification of efforts to enhance the downtown per the 2022 Master Plan and 2022 DDA Plan objectives. Carmine Avantini, CIB Planning, explained the changes to the map and text of the amendment and how they would provide for higher standards for developers to follow, while also enabling more flexibility with how to achieve that.

PUBLIC HEARING

Open: 7:17 p.m.

No comments

Closed: 7:17 p.m.

RESOLUTION TO RECOMMEND ADOPTION OF THE PLANNED UNIT DEVELOPMENT DOWNTOWN OVERLAY DISTRICT ZONING AMENDMENT

Resolution No. 230801-03

(Carried)

Motion by Planning Commission Member Henry
Second by Planning Commission Member Branoff

WHEREAS, the Public Act 110 of 2006, the Michigan Zoning Enabling Act, enables cities to regulate land use through the creation and enforcement of zoning maps and regulation; and

WHEREAS, the City of Swartz Creek (the “City”), as a Redevelopment Ready Community, updated its Master Plan and Downtown Development Authority Plan in 2022; and

WHEREAS, The Master Plan and Downtown Development Authority Plan encouraged updates to the City’s zoning ordinance by creating a Planned Unit Development Overlay Districts, and to incorporate design guidelines for properties ideal for development in the specific districts; and

WHEREAS, The City passed Ordinance 462 that amended the City’s zoning ordinance by creating four Planned Unit Development Districts based on the information learned by updating the Master Plan and Downtown Development Authority Plan and create guidelines for developments within those districts that match the goals and objectives of the City’s Master Plan; and

WHEREAS, the planning commission, with the assistance of staff, and input by the public, reviewed proposed changes to the zoning ordinance at their regular meeting on August 1, 2023, and considered creating the Downtown Planned Unit Development Overlay District that identifies specific properties that are within different zoning districts and to provide design guidelines for that district; and

WHEREAS, the planning commission, at a public hearing at their meeting on August 1, 2023 and in reviewing the criteria in zoning ordinance Section 24.04-05, found the proposed zoning ordinance amendments to be in the best interest of the public and would promote the goals and objectives of the City's Master Plan and Downtown Development Authority Plan.

THEREFORE, I MOVE the City of Swartz Creek recommend approval of the following Zoning Ordinance Amendment:

**CITY OF SWARTZ CREEK
ORDINANCE NO. 463**

An ordinance to amend the Code of Ordinances: Zoning Appendix A to amend the zoning map to include the Downtown Planned Unit Development Overlay District (DPUD Overlay District) for certain properties in the City's downtown and to adopt design guidelines by reference.

THE CITY OF SWARTZ CREEK ORDAINS:

Section 1. Amendment of Appendix A Zoning Article 3. Zoning Districts and Map to include the Downtown Planned Unit Development Overlay District (DPUD Overlay District) consistent with the Development Boundary Map attached as Exhibit A hereto.

Section 2. Amendment of the Appendix A Zoning Ordinance Article 7.03 by adding the DPUD Overlay District as follows:

Downtown Planned Unit Development Overlay District(DPUD Overlay District)	Overlay of the properties identified in the DPUD Overlay District on the Zoning Map in Article 3.	Same as underlying district.	Same as underlying district.	Maximum density, minimum floor area and maximum building height shall comply with the dimensional standards of the underlying zoning district, but the lot area, setback and width requirements may be reduced by up to 20 percent upon a determination that the building contributes to the well-being of the downtown area. On-site parking required by the zoning ordinance may be reduced by up to 25 percent where it can be demonstrated that the parking requirements are excessive, are needed at peak hours only, and/or that alternative parking facilities (including on-street spaces, shared parking areas, municipal parking lots) are available.
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Section 3. Amendment of the Appendix A Zoning Ordinance Article 7.07 by adding Section 7.07(y) as follows:

- y. In the Downtown Planned Unit Development District (DPUD) and Downtown Planned Unit Development Overlay District (DPUD Overlay District) the Downtown Design Guidelines for the City of Swartz Creek shall

be followed for all design and construction as part of the development. The Downtown Design Guidelines for the City of Swartz Creek can be requested from the City and may be updated from time to time at the direction of the Planning Commission. The Swartz Creek Downtown Design Guidelines shall be incorporated into the Downtown Planned Unit Development Overlay, as attached hereto.

Section 4. Effective date.

This Ordinance shall take effect thirty (30) days following publication.

YES: Branoff, Grimes, Henry, Wyatt, Binder, Sturgess, Campbell.

NO: None. Motion Declared Carried.

Meeting Open to Public:

None.

Remarks by Planning Commission:

Commissioner Henry inquired about the possibility of live/work units on Miller, west of Fortino. Carmine said that anything is possible that matches the community vision.

Adam reminded the commission of the importance of training, the availability of the MAP conference, and the potential for some site plans to come before the PC in the coming months.

Adjourn

Resolution No. 230801-04

(Carried)

Motion by Planning Commission Member Branoff
Second by Planning Commission Member Binder

I Move the Swartz Creek Planning Commission adjourns the August 1, 2023, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

Meeting adjourned at 7:31 p.m.

Betty Binder, Secretary