

**Alma Planning Commission
June 19, 2007 Special Meeting**

Vice Chairperson Wheeler called the special meeting of the Alma Planning Commission to order at 5:33 p.m. at the Alma Municipal Building.

Present: Wheeler, Moes, Moore, Walkington & Pellerito
Absent: Lambrecht, Nyman, Knarr & Stone

Also Present: Stu Shook, Marilyn Hahn, Dick Grace and Dennis Maloney

A motion was made by Moes, supported by Pellerito to approve the May 1, 2007 meeting minutes.

Yes: Wheeler, Moes, Moore, Pellerito & Walkington
No: None

Public Hearing – Special Use Permit, Alma United Methodist Church

Vice Chairperson Wheeler opened the Public Hearing for comment. The Church, located at 501 Gratiot Ave., proposes to construct an addition on the north side of the existing building to house an elevator. The property is zoned R-1, Single Family Residential. R-1 does permit Church facilities and their accessory uses within its boundaries through the issuance of a Special Use Permit.

Mr. Dennis Maloney, Architect, presented the project on behalf of the Church. Mr. Maloney described the project using a 3D model of the Church. Mr. Maloney noted that this addition will make the basement of the Church, which houses the kitchen and community room accessible to all individuals. Discussion followed.

Secretary Dan Stasa reported that no letters or phone calls were received in regards to this matter.

Mr. Stasa reviewed Staff Comments. Mr. Stasa noted that any approval for a Special Use Permit should be contingent upon the applicant obtaining variances from the ZBA in regards to the front yard setback and the number of off-street parking spaces being provided. Mr. Stasa also reviewed the requirements for parking lot lighting, screening/buffering, trash dumpster and landscaping. Mr. Stasa noted that in regards to screening/buffering and the trash dumpster that the Planning Commission has the authority to waive or modify these requirements. Discussion followed.

Mr. Ron Turner, Director of Public Services addressed the Commission. Mr. Turner noted that the storm sewer that is proposed for this project is proposed to be run in the City's right-of-way. This is not permissible. Mr. Maloney stated that this has been changed on the plans and shows the line being placed on private property. Discussion followed.

A motion was made by Moes and supported by Pellerito to close the Public Hearing.

Yes: Wheeler, Moes, Moore, Walkington & Pellerito
No: None

A motion was made by Moes and supported by Pellerito to approve the Special Use Permit for the Alma United Methodist Church, 501 Gratiot Ave., for the purposes stated above. This approval notes that the requirements for screening/buffering and the trash dumpster are hereby waived. This approval is also contingent upon all of the Staff Comments being complied with, which are:

- A. Approval of the Special Use Permit should be based upon compliance with the following comments from the Public Services Director:

1. Public works permits are required, and will have to be obtained prior to construction of storm sewer utilities, and driveway approach.
 2. In respect to site drainage the plans submitted show that storm sewer is to be constructed to the street R.O.W. and then extended southward within the R.O.W. to a City catch basin located near the intersection of Gratiot and Downie. The City of Alma routinely denies installation of private utility services that parallel the street R.O.W. because they often interfere with the installation of City utilities, somehow we must keep track of them and their locations, and many times at some point in the future we are required to repair utility lines not installed to City of Alma specifications, but appear to be City of Alma utilities based upon their locations. As such, the proposed storm sewer lead shown in the terrace of Gratiot street, must be installed on private property, that is, west of the sidewalk until it reaches the intersection of Gratiot and Downie. I would also note, that I would recommend that cleanouts be installed on the storm lead where "bends" occur or manholes, in the line to help allow cleaning.
 3. In areas where City of Alma sidewalks are removed and replaced, full blocks of sidewalk must be saw-cut and removed, not portions of them.
 4. Concrete curbs for the Type M opening for the driveway approach must match the profile of the existing concrete curb in Gratiot Avenue. Driveway width as indicated is allowable.
 5. Verification that parking stalls meet the minimum size requirements as determined by City Ordinance. Likewise the traffic aisle needs to be checked for minimum width to allow proper access to these parking spaces.
- B. The building setback for the front yard for religious institutions is fifty (50) feet. The proposed setback for the addition is thirty-two (32) feet. **Any approval of the Special Use Permit shall be contingent upon a variance being obtained from the Zoning Board of Appeals.**
- C. The required number of off-street parking spaces per the Zoning Ordinance is one hundred eleven (111). Currently the site has fifty-nine (59) parking spaces. The proposed addition reduces this number by two (2) to fifty-seven (57) parking spaces. **Any approval of the Special Use Permit shall be contingent upon a variance for the number of off-street parking spaces being obtained from the Zoning Board of Appeals.**
- D. Staff is not able to determine if the exterior light levels exceed one foot-candle at the perimeter property lines as a drawing of the coverage pattern for this lighting has not been provided. Staff notes that the applicant must comply with this requirement.
- E. Staff notes that the Zoning Ordinance requires a screening wall or landscape buffer between non-residential special uses and land that is used and/or zoned for single or multiple family residential uses. The property directly to the north of the church is zoned and used as single family residential. There is a solid blockade fence, six (6) feet in height along this line from the rear of the house to the rear lot line. Along the front and side yards there is a split rail fence approximately three (3) feet in height. **The Planning Commission shall have the authority to waive or modify this requirement.**
- F. Staff notes that the Zoning Ordinance requires trash dumpsters to be screened and at least fifteen (15) feet from any building or lot line. Currently, there is an unscreened dumpster in the northwest corner of the property that sits close to the lot line. **The Planning Commission shall have the authority to waive or modify this requirement.**

Yes: Wheeler, Moes, Moore, Walkington & Pellerito

No: None

Vice Chairperson Wheeler adjourned the meeting at 5:52 p.m.