

ARLINGTON PLANNING & ZONING BOARD
MEETING MINUTES
FEBRUARY 4, 2010

The meeting was called to order at 7:00 p.m. by Chairperson Nagel.

Members Present: Grabitske, Haggenmiller, Kreft, Mielke, Chairman Nagel, Pinske, Councilmember Reetz

Members Absent: None

Also Present: PZ Adm. Smith-Strack, Paul Wiemann

PZ Adm. Smith-Strack administered the Official Oath of Office to member Tim Haggenmiller.

Motion by Reetz, seconded by Grabitske, and passed by unanimous vote to approve the agenda as presented.

Motion by Grabitske, seconded by Pinske, and passed by unanimous vote to approve the minutes from the January 7th meeting as presented.

Chairman Nagel recessed the regular meeting to hold a public hearing.

Ordinance No. 249 – I-2 General Industrial District Performance Standards:

Chairman Nagel called to order the public hearing regarding proposed Ordinance No. 249-An Ordinance Amending Ordinance 169, The Arlington Zoning Ordinance, by Replacing Section 10, Subd. 5, Relating to Performance Standards within the I-2 General Industrial District. Smith-Strack explained that the purpose of the public hearing was to more specifically define the performance standards (noise, lighting, odor, etc.) for the I-2 Heavy Industrial District, as they were the same as the I-1 District. It was noted that Seneca Foods had requested that the standards be reviewed/revised. It was noted that Paul Wiemann of Seneca Foods was present and had no questions or comments.

Chairman Nagel adjourned the public hearing and reconvened the regular meeting.

Reetz introduced the following resolution and moved for its adoption:

RESOLUTION NO. 1-2010

**A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE ORDINANCE 249,
AN ORDINANCE AMENDING ORDINANCE 169, THE ARLINGTON ZONING ORDINANCE
BY REPLACING SECTION 10, SUBD. 5 RELATING TO PERFORMANCE STANDARDS
WITHIN THE I-2 GENERAL INDUSTRIAL DISTRICT.**

WHEREAS, The City Arlington placed Ordinance 169, the Zoning Ordinance, into effect several years ago; and

WHEREAS, from time to time, the Arlington Planning Commission reviews the Zoning Ordinance to make sure standards are appropriate and up to date; and

WHEREAS, local business representatives requested the City review existing performance standards within the I-2 General Industrial District to determine whether or not the standards should be updated/clarified; and

WHEREAS, the Planning Commission suggests the existing language contained in Ordinance 169, Section 10, Subd. 5 should be clarified; and

WHEREAS, the Arlington Planning Commission has drafted Ordinance 249 which provides for performance standards within the I-2 District; and

WHEREAS, a public hearing was properly noticed and held on February 4, 2010 by the City of Arlington Planning Commission.

NOW, THEREFORE, BE IT RESOLVED, that the Arlington Planning Commission recommends the City Council approve Ordinance 249, entitled “An Ordinance Amending Ordinance 169, The Arlington Zoning Ordinance by Replacing Section 10, Subd. 5 Relating to Performance Standards within the I-2 General Industrial District”.

The motion for the adoption of the foregoing resolution was duly seconded by Mielke and upon poll being taken thereon the following voted in favor thereof: Grabitske, Haggemiller, Kreft, Mielke, Nagel, Pinske, Councilmember Reetz; and the following voted against the same: None; and the following abstained from voting: None; and the following were absent: None.

Adopted by the Planning & Zoning Committee of the City of Arlington this 4th day of February, 2010.

Signed: /s/ Lowell Nagel
Chairperson Lowell Nagel

Attested: /s/ Cynthia Smith-Strack
Planning & Zoning Administrator

Considerable discussion was held on architectural and/or building standards for residential (principal) dwellings and if this should be including in an ordinance or covenants form. Smith-Strack reviewed some building standards that she had obtained from surrounding communities, which included, but not limited to: character of neighborhood, compatibility with accessory structure standards (already in place within the City’s Zoning Ordinance), exterior materials, roof pitch, lot coverage, etc. It was noted that some standards already exist within the building code and should not be included within city ordinances. It was determined that:

- Use of metal materials is ok as long as they have concealed fasteners and look like either wood, vinyl or masonry;
- Materials are compatible with neighborhood and/or accessory structures (CUP can be applied/issued for changes to standards);
- Attached garages can’t exceed 60% of dwelling structure;
- There is a minimum roof pitch of 4:12.

Smith-Strack would draft some standards based on the above and bring them to the next meeting.

The 2009 Year End and January 2010 Building Permit Reports from Building Official Haslip were reviewed. Nagel commented that there had been 85 new construction permits in a 7-year period (2000-2007). Haggemiller commented that he heard Glencoe was reducing the cost of new construction permits.

Mielke commented that he felt the Committee should look at establishing standards for street width (mainly to reduce paved area).

Haggemiller expressed concern that some apartments have been put into a building downtown and no permit was issued.

Reetz commented that Steve Trocke had inquired about having a holding tank on his property versus a drain field. It was noted that this is permitted.

Kreft commented on the Emerald Ash Borer disease. He stated that it is in St. Paul and moving this way. His concern was who bears the cost of removal and replanting. Grabitske commented that Michigan State Univ. had a product to put on Ash trees to help prevent the disease. Reetz commented the City has an ordinance in place that addresses this issue.

Motion by Pinske, seconded by Mielke, and passed by unanimous vote to adjourn the meeting.

PZ Adm. Cynthia Smith-Strack

Chairman Lowell Nagel