

Mendon Planning & Zoning Committee Meeting
November 8, 2017
Mendon City Library – 15 N Main

Administration Meeting began at 7:00 p.m.

Public Meeting began at 7:30 p.m.

In Attendance:

Chairman: Joni Endicott

Co-Chairman: Jeremy Martin

Commissioners: John Davidson, Kevin Wright, Phil Zobell, Nancy Tolman, Todd Shelton

Councilman:

Secretary: Jill Pack

Mayor: Ed Buist

Excused: Bob Jepsen

Public: Janelle Simmons

Administration Meeting:

Joni welcomed everyone. The meeting began at 7:00 p.m. There was discussion about wanting to address the ordinance updates and changes in the upcoming year. Joni would really like to have them completed by the time she has finished her term next January. She asked if the commissioners would be willing to meet at another time to strictly work on the ordinance revisions. Kevin agreed that it the commission needs more time to make these changes. John and Todd both stated that it would be difficult for them to come an additional evening during the month. John suggested that the commissioners just add more time at the end of the regular scheduled meeting to work on the ordinances.

Ordinance Changes Review/Update

The Planning & Zoning Commissioner began with **Chapter 1** of the current Mendon City ordinances. Chapter 1 contains definitions. The following were addressed:

Boarding Houses – It was determined that this is an old fashioned term and not really relevant for Mendon City. This definition does not address short term vacation rentals. It was asked if it should be deleted because it seems incomplete. It was determined that the commission will wait and see where this appears later in the ordinance. This is not a short term vacation rental as defined by the state.

Alleys – It was determined that it is only used when talking about distances. It is reference to a public thoroughfare.

1.6 Building Permits – “commercial/light industrial plan submittal checklist” should be included in the second paragraph.

1.7 Effective Date – The adopted date will change when the ordinance changes are adopted.

Building Height Of – There was discussion about berms and grading. There was concern that there could be questions arise because of how this is worded. It was determined to leave it as it.

Cellar – There was discussion on about whether a cellar is a story. It is going to be marked to compare later. Cellar is half below the ground and a basement is half above the ground. A

person cannot build a basement house. Within the definition it makes a basement a first floor if it is half above ground.

Dwelling or Dwelling Unit – It was asked what is an apartment hotel or an apartment motel. Would they just be hotels or motels? Again, this is something that really isn't applicable to Mendon City. But they will leave it in the ordinance.

Page 4 – correction of numbers. Listings should be spelled out and numerical.

Family Food Production – this includes the rules and definition. It was asked if the commission should change any of the numbers. 50 chickens is a lot of chickens. In the end, it was determined to not make any changes.

(this discussion continued later on in the meeting).

Home Business Zoning Issues – This issue was not addressed because of time.

Zoning Violation Enforcement – This issue was not addressed because of time.

Public Meeting:

Joni welcomed everyone. The public meeting began at 7:32 p.m. The pledge was led by Nancy. John offered the opening prayer. Kevin wanted to make a correction to the October Minutes. He wanted to clarify that Kim Clemenson's business is a legal non-conforming use because he has been there since before the ordinances were put into place. Kevin made a motion to approve the October minutes with the aforementioned correction. Jeremy seconded the motion. The October minutes were approved.

Business Licenses:

Olio Gift Shop – Janelle Simmons. No storage on the property. Drop shipping everything. No retail at the house. Jeremy motioned to approve the business license. John seconded the motion. The business license was approved.

Ordinance Update/Review:

Phil asked if the IBC (International Building Code) and the RBC (Residential Building Code) should be included or just referred to within the document because they change.

Sign – There are many different sign definitions. Should **Monument Sign** be combined with the other sign definitions?

Mayor Buist – informed the commission on a code training that was happening tomorrow. Phil asked the Mayor if there is a required number of homes for a sewer system. The Mayor doesn't know but wants to wait as long as possible. Wellsville was smaller but more visible when they moved to a sewer system. He thinks Mendon will be fine for some time. Someone told him that it would be closer to 10 years out. Multifamily may require the city to move to sewer. Mayor stated the City Council want to see multifamily at this time. The moratorium will be extended for the next 6 month period. When the city gets the go ahead on the well they will lift the moratorium. It will take about 6 months to year to get it all on line. Probably a year. The

Moratorium can only be extended 6 months at a time. If we get to April and we hit good water with the well and things are looking positive and there was a good winter the moratorium could be lifted for a few single family homes. There are preliminary numbers but they are just that preliminary. Mendon's regular well may be different more or less. How is the city going to move forward? There will be more work done on the spring. The city purchased water rights from Central but it will take more time and will come after the test well. The Council will have to be convinced that the multifamily will be the way to go. Kevin stated that the city doesn't need to rezone. The sewage is a huge hurdle and the water situation does not make it feasible. Low income housing needs to be addressed. There also needs to be a density plan. Phil asked what the Council's opinion is on tiny homes. It was stated that 5/8 acre requirement should limit that. Mayor doesn't think that is an issue.

The Commission moved on to Chapter 2.

2.9 Minimum Height of Main Buildings. This does follow the definition of a basement as a story.

2.13 Restricted Lots. John mentioned that there are no building permits issued for restricted lots. However, what if they have existing homes on them. There should be a disclaimer on there. Homes that are grandfathered in and the owners want to improve their home should be able to do so. It was stated that in order for a building permit to be obtained the property owner would need to meet with the Board of Adjustments to be granted a variance. Kevin doesn't think it should be spelled out but it is a valid point.

2.7 Wall, Fence, or Hedge – The wording is funny but not sure how to change it. However, some think there is enough explanation.

2.14 Quality and Appearance Standards of New Buildings – The question was raised about when this is addressed. The Board of Adjustment quasi legal body. They cannot be overruled by anyone else. The aesthetic appearance of a structure is based on opinion. It was asked if the P&Z should address this when looking at the plans. It was determined to come back to this one later.

2.16 Accessory Dwellings – There is a limit of 10. This may be something where the ordinance addresses short term vacation rental. By giving a number then it allows possibility but not everyone can do it. It was corrected that 10 ADU are allowed per year which would include renewals. These could be a rentals. Family members are different than income producing. Jeremy asked if it should be changed. Kevin thinks leave it as is. Only one ADU is allowed on a property. The owner has to live in one or the other. Jill asked about trailers. Should it be considered as ADU? Kevin stated that most cities don't allow that. Joni asked if it is addressed later. It was suggested to mark this and then see if it is addressed later on in the ordinance. ADU shall be a permanent structure. Recreational vehicles are not ADU. Jeremy stated that living in RV adjacent to a home is not allowed. John stated that there is usually a time limit on RVs parked on property. Sometimes owners have had people live in trailers on the property. John stated that it happens but usually short term. Recreational vehicles do not qualify as an ADU. Use of an RV for more than 30 days does not qualify as an accessory Dwelling unit. (vehicle on wheels). ADU needs to be permanent on a foundation. This doesn't address RVs at all. It was asked if there should be a conditional use for RV use. A lot of issues on the last two pages

beginning on 2.18. John proposes to wait. And then move on to chapter 3. Kevin motioned to wait to continue until the next P&Z meeting in January. The motion was seconded. The motion passed and the discussion will be continued at the meeting in January.

Jeremy made a motion to adjourn. Phil seconded the motion. The meeting was adjourned at 8:40 p.m.

Mendon City Christmas Party December 15th @ 6:30 at the Riverwoods.