

Date: March 3, 2005

To: John Szerlag, City Manager

From: Brian Murphy, Assistant City Manager/Services
Doug Smith, Real Estate and Development Director
Mark Stimac, Building and Zoning Director
Mark F. Miller, Planning Director

Subject: AGENDA ITEM – ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-A) – Article 04.20.00 and Articles 40.55.00-40.59.00, pertaining to Accessory Buildings and Definitions and Provisions – Schedule a Joint City Council and Planning Commission Special Meeting March 28, 2005

RECOMMENDATION

City Management recommends that City Council schedule a Joint City Council and Planning Commission Special Meeting on March 28, 2005 at 7:30 p.m. at the Fire/Police Training Center, 4850 John R, Troy, Michigan.

BACKGROUND

City Council adopted a resolution at the December 6, 2004 meeting that referred this item back to the Planning Commission. The issues identified include garage door height, number of detached buildings, greenhouses and footprint ratios of attached accessory structures. The Planning Commission effectively resolved the issues related to greenhouses and the number of detached buildings. However, the Planning Commission has not developed a recommendation related to garage door heights and foot print ratios.

At the February 22, 2005, Planning Commission Special/Study Meeting, John Szerlag, City Manager, moderated an interest-based approach to identify the interests of both the Planning Commission and City Management as relates to accessory structures/garage door heights. A Planning Commission majority maintained the opinion that an 8-foot height limit should be included in a recommendation to City Council, while City Management maintained the opinion that there should not be a specific limit on accessory structures/garage door heights. The purpose of the study session was to identify interests and further determine if there could be a unified recommendation. Unfortunately, a unified recommendation was not formulated.

City Management suggested to the Planning Commission that a Joint City Council and Planning Commission Special Meeting be scheduled to determine the interests of the City Council. The purpose of identifying the interests of City Council is to provide direction to both the Planning Commission and City Council. This will be used in the

process of formulating a ZOTA 215-A recommendation to City Council, including size/footprint of accessory structures, garage door heights and related issues. The interest-based approach will use John Szerlag, City Manager, as moderator and Peggy Clifton, Human Resource Director as the moderator's assistant. Then City Council, Planning Commission and City Management will provide input through this approach. City Management will be represented by John Lamerato, Assistant City Manager/Finance; Doug Smith, Real Estate and Development Director; Mark Stimac, Building and Zoning Director; and Mark F. Miller, Planning Director.

cc: File/ ZOTA 215-A

Prepared by: MFM

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