

PLANNING COMMISSION – CITY OF HOUGHTON
CITY CENTER – COUNCIL CHAMBER
SPECIAL MEETING-APRIL 29, 2010

PRESENT: Chairman Mike Butvilas, Mayor Robert Backon, City Manager Scott MacInnes, Rachel Lankton, Gary Lubinski, Jay Green, Tom Merz, Mike Needham and Kristine Bradof.

ABSENT: None.

Also present: Jonathan Julien.

SPECIAL
MEETING:

Chairman Mike Butvilas called to order a Special Meeting of the Planning Commission to consider a request to approve a higher density multiple dwelling development at 1308 and 1310 E. Houghton Avenue.

BUSINESS:

City Manager MacInnes stated that he has a conflict of interest in regard to this issue. There are only a few multi-family lots available in the City of Houghton and he owns two of them. He does not want the perception that he is trying to increase the value of his lots when he votes on this issue.

Mr. Julien presented the site plan for his proposed development to the Commission. He said he took the advice of the commission and put the parking in the rear of the building. He lost four parking spaces so he can now only have 20 people in the building. There will also be additional paving costs to move the parking in the back.

Gary Lubinski mentioned that the ordinance says that backing out into the street should be avoided. The original plan with parking in the front of the building would have required backing out onto the street. The new plan does not.

The plan shows bike racks with storage for 20 bikes.

Rachel Lankton will not be voting on this issue at the Planning Commission because she is on the Zoning Board of Appeals and will be voting there.

A recommendation was made that the building be put sideways on the lot which would reduce the amount of paving, and increase the

amount of parking spaces. This would require a rear-yard setback variance.

Mr. Julien said he would redo the site plan with the following items that were agreed upon.

- There will be about 30 feet between the East property line and the building.
- There will be roughly 10 feet in front and back.
- Green space around the perimeter with parking on the left side that will include green space between the parking and the property line.

A motion was made by Lubinski and seconded by Merz to recommend to the City Council to approve a higher density multiple dwelling development if the building is turned 90 degrees. If it cannot be turned 90 degrees, the property owner needs to come back to the Planning Commission for the density change.

Turning the building 90 degrees will require a rear yard setback variance.

Yes: Lubinski, Needham, Bradof, Backon, Merz,
Butvilas, Green

No: None

Motion carried.

The Planning Commission will hold a Special Meeting for Tuesday, May 11, 2010 at 4:00 p.m. to review the new site plan.

A motion to adjourn was made by Merz.

Yes: All

No: None

Motion carried.

Gary Lubinski
Secretary