

City of Auburn

113 Elm Street Auburn Mi 48611 – 989-662-6761

Planning Commission Agenda

November 9, 2010 – 7:00 pm

Regular meetings scheduled in Jan/Mar/May/July/Sept & Nov

1. Call to Order with Roll Call and Pledge of Allegiance.
2. **Consolidated motion** to:
 - a. recognize any absences with excuse
 - b. to approve agenda as presented or corrected and
 - c. to approve minutes for **Sept 21, 2010** as presented or corrected.Motion made by _____. Motion Second by _____. Motion carried/failed.
3. Public Comments on agenda items (other than public hearing topics).
4. Unfinished Business
 - a. Joint access addition to Auburn Zoning Ordinance relative to Joint Access. Crescent Consulting has recommended an easement and provided a template for such an agreement between multiple property owners. See two attachments: #1 – (first page only) ... the Mutual Access Template and #2 ... a revised draft of ordinance language that refers to an easement.
 - b. Decision whether to again defer setting the Public Hearing on the Clear Visions definitions passed on May 18 until it can be consolidated with other matters.
5. New Business (*none at time agenda prepared*)
 - a. Electronic Billboard moratorium --- see e-mail
6. Planning Member Comments / City Manager Updates / Training Notes
 - a. _____
7. Public Comments- second opportunity
8. Adjournment @ _____ pm Motion by _____ Second by _____ Carried.

The language before the Commission for joint/shared/mutual access is as follows:

- A. **SHARED ACCESS.** The Planning Commission must require shared access between and among uses where feasible, excluding single family residential uses. Feasibility is determined with respect to the physical design of the site and not the effort or costs involved with achieving joint access. This requirement applies to driveways and access drives associated with site redevelopment or new construction. In the case of new development, a joint driveway ~~agreement~~ **easement** must be signed by all property owners involved prior to a construction permit being issued. Driveways must be designed to allow joint access in the future, where feasible, and an ~~agreement~~ **easement** to allow future use of the drive for joint access must be signed at the time of site plan approval. Shared drives must be shown on site plans at the time of review by the Planning Commission. Refusal to design a site with provisions for joint access or refusal to participate in a joint access ~~agreement~~ **easement** is justification for site plan denial by the Planning Commission.