

Auburn Planning Commission

September 21, 2010
Minutes Regular Meeting

Called to order at 7:00 p.m. by chairman.

Member	/ represents /	term ends	Present	Absent	Reason
Black, Gary	Secretary / <i>industry & agriculture</i>	'12	-yes	-	-
Everitt, Leo	Vice Chair / <i>education</i>	'12	-yes	-	-
Haeger, Don	Chmn. / <i>transportation & communications</i>	'11	-yes	-	-
LaBrecque, Lynn	/ <i>recreation & tourism</i>	'13	-yes	-	-
Rezmer, Amy	./ <i>City Commission</i>	----	-no	-yes	- work
Salisbury, Bill	/ <i>natural resources & public health</i>	'13	-yes	-	-
Wisniewski, Al	/ <i>commerce</i>	'11	-yes	-	-
Staff			& e-mail @ auburnmi.org		
Jo Ella Krantz	– City Administrator	jkrantz	-yes	-	
Karen Bellor	– City Clerk	kbellor	-no	-yes	
Public?			none		

1. Pledge of Allegiance
2. Motion by Everitt that the agenda be approved as presented, that minutes for July 20, 2010 be approved as presented and acknowledging absence. Second by Wisniewski. Motion carried.
3. The proposed ordinance language was reviewed that would limit the duration and length of rummage sales. Motion by LaBrecque, second by Wisniewski, to approve the following language

===== Yard Sale Ordinance =====

Addition to Definitions:

YARD SALE: Any sale of materials within a residential or business area for the purpose of selling, swapping or giving away residential or personal belongings to the general public. This includes the common definitions of terms such as rummage sale, garage sale, estate sale, block or city rummage sale and similar terms. A Yard Sale is not determined by the visibility of materials in front yards or within structures.

Proposed for Auburn Zoning Ordinance - Section 405 pg. 95
Yard Sales in Residential/Business Areas

The Ordinance Language:

Yard sales are allowed in residential/business areas.

Because it is the intent of this ordinance to maintain and preserve the residential character of our neighborhoods, the following limitations shall apply:

1. The signage shall comply with the Auburn Sign Ordinance (Sec. 706), sign type: small freestanding.
2. The yard sale shall not last beyond eight (8) days.
3. A previous yard sale shall not have been held at the same address in the previous 60 days.
4. Items for sale and yard sale signage should not be visible from front yard sidewalks when the sale is over.
5. Merchandise for sale in a residential area that is not considered “personal belongings” shall be considered as part of a Home Occupation and shall fall under that ordinance.

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4. Discussion continued on proposed zoning ordinance language that addresses joint access. The language was submitted by Crescent Consulting. Consensus was to seek further input as to whether the language should require an “easement” or “deed restriction” in addition to the documentation of the joint access within a Site Plan.

The language before the Commission 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 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 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 is justification for site plan denial by the Planning Commission.
5. The Commission agreed to defer setting the Public Hearing on the Clear Visions definitions passed on May 18 until it can be consolidated with other matters.
 6. The Planning Commission meeting in November shall be held on November 9, 2010.
 7. The City Manager provided an update on Plainview Site Plan. There is no confirmation yet from Fire Chief; the Drain Commission approved; and there is a pending split of the Plainview property and a possible administrative review of site plan because of that split.
 8. Motion by Everitt for adjournment at 7:45 p.m. Second by Wisniewski. Motion carried.

Don Haeger
Chairman

Gary Black
Secretary