

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES

Tuesday, March 14, 2017

7:00 PM

The regular meeting of the Ithaca Planning Commission was called to order by Chair John Wilson at 7:00 p.m. followed by the Pledge of Allegiance to the American Flag.

Present: Commissioners John Wilson, Mark Barrows, Dale Sherman, Jerry Timmons, Jim Gruesbeck and Mayor Tim Palmer

Staff Present: Deputy Clerk Cathy Cameron

Absent: Commissioner Doug Wright

Audience: Tim Bebee, Dawn Parker

Motion by Palmer, second by Timmons to approve the minutes of the regular meeting held February 14, 2017; motion carried.

Public Comments

Chair Wilson asked to receive public comments; none were given.

Public Hearing: Rod Merchant at 1126 East Center Street

Variance request was submitted by Rod Merchant for zoning setback on property located at 1126 East Center Street.

Motion by Timmons, second by Barrows to open the public hearing at 7:03 p.m.; motion carried.

Commissioner Gruesbeck inquired if the easement agreement with the neighboring property would be binding for any future sales of both parcels. Mayor Palmer read from the letter submitted by the consulting engineer; stating that the condition of the variance approval should be that cross access agreement be executed with the two parcel owners and that the cross access agreement must run with both parcels. This would be included in a deed restriction to the title. Further discussion was held on the easement and the request for zero west sideyard setback. The consulting engineer, Tim Bebee informed the Commission that the plan is to execute the easement immediately. He also stated that the intention is to consolidate the two entrances and have a common access with a cross access agreement. Mayor Palmer advised that the Commission can grant the variance pending the execution of the paperwork be completed and registered with the deed at the County and review of the future site plan by the Commission.

Motion by Barrows, second by Sherman to close the public hearing at 7:12 p.m.; motion carried.

Motion by Palmer, second by Barrows to allow a zero west sideyard setback variance as requested at 1126 E. Center St., contingent on a cross access agreement being executed between the two adjacent parcels of 52-050-016-00 and 52-050-017-00 commonly known as 1126 E. Center street and 1044 E. Center Street; motion carried.

Old Business: Scott Johnson at 525 East Emerson Street

Variance request was submitted by Scott Johnson at 525 E. Emerson St., for a side-yard setback of a covered deck. An updated request is being reviewed after being tabled at the last meeting.

Commissioner Sherman and City Manager Yonker met with Mr. Johnson on developing a new design for the deck and presented the conceptual drawing to the commissioners. The deck is now only 10' wide with the ramp being only 4' wide. The steps would be relocated to access from the north side of the deck. These changes save the setback an additional 3' and result in the deck being 8' from the Barnes St. right-of-way.

Motion by Sherman, second by Palmer to approve the setback variance for the deck based on the new drawing and dimensions; motion carried.

Transmittals

The Commission received the City Manager's Activity Reports to the City Council for February 17 and March 3, 2017.

Public Comments

Chair Wilson asked for any additional public comments, none were given.

Chair Wilson inquired what the time frame is on a building permit once issued. Commissioner Sherman stated that 6 months is standard authorized by the State of Michigan and can be extended by the permits office for an additional 6 months two times, accumulating an 18-month progress of work. Discussion was held on several projects within the city that have exceeded this time frame and other related code enforcement issues.

Motion by Timmons, second by Barrows to adjourn the meeting at 7:35 p.m.; motion carried.

Dale Sherman, Commission Secretary

Cathy Cameron, Recording Secretary