

EAST BAY CHARTER TOWNSHIP
Minutes of the Zoning Ordinance Subcommittee
Wednesday, July 19, 2023, at 8:30AM
East Bay Township Hall

Call Meeting to Order: Paul Gonzalez called the meeting to order at 8:30 am at the East Bay Charter Township Hall.

Committee Members: Paul Gonzalez, Claire Karner, Matt Courtade, Carl Ferguson, Beth Friend (Ex Officio)

Absent: Lindsey Wolf

Consultants, attending by Zoom: Joe Tangari, Andy Aamodt

Approval of the Agenda:

Karner moved and Courtade seconded to adopt the agenda as presented. The motion carried upon a unanimous voice vote.

Approval of the Minutes:

Karner moved and Gonzalez seconded to approve the minutes of the June 28 Meeting, as presented. The motion carried upon a unanimous voice vote.

Public Comment:

- Judy Nemitz – Questioned why the first paragraph was proposed to be changed in the PUD text. Would like to keep SLU and PUD within the urban growth boundary. Need to define major and minor amendments, compatibility of land uses when considering PUD requests.
- Merrie Thompson – concerned about 90-day time limit for a decision, often these are complex requests. Keep BOT in the PUD process.
- Ralph Bednarz – Statement of Intent for PUD – would like to see phrase “will not have an adverse impacts” put back into language. Also suggested adding low impact development and best management practices to #8 in draft language. Keep BOT in PUD process.

Business before the Subcommittee:

1. **Planned Unit Developments** – Giffels Webster reviewed proposed language and highlighted changes from original text. Subcommittee discussed requiring a BOT public hearing for all PUDS, not requiring a 90-day limit at the Board level, and getting input from legal counsel on the phrase “will not have any adverse economic, social, or environmental impacts on surrounding land uses.” Also discussed having minor amendments to PUD approved administratively.
2. **District and Uses** – Presentation by Giffels Webster.
 - a. **Residential** - Subcommittee discussed allowing more housing options in Low Density Residential. Discussed the urban growth boundary – is it serving its intended purpose? Should it be changed or gotten rid of? How to incentivize growth in UGB? Water and sewer is a huge barrier. Subcommittee is generally supportive of any zoning changes that support more affordable housing options, but concern over incompatibility in established neighborhoods.
 - b. **Commercial** – autocentric uses – are current ones appropriate? Should we allow multiuse and residential in all commercial districts? Yes. Discussed future of Professional office – it is not growing or expanding, trending to becoming more obsolete. Industrial – much is

located in wetland and environmentally sensitive areas. Also reviewed uses permitted in environmentally sensitive areas. This will be discussed in more detail next month.

Public Comment:

- **Merrie Thompson** – wants to require applicant to respond to public questions during a public hearing. Places of Public assembly should be kept out of natural areas.
- **Ralph Bednarz** – Wants to keep the current language in the intent of the PUD – no adverse impacts.
- **Judy Nemitz** – Need to incentivize development in UGB. Traffic is a safety and welfare issue. Look at Form Based Codes.

Upcoming Meeting Date(s): August 9, 2023, at 8:30 am.

Adjournment: Gonzalez adjourned the meeting at 10:48 am.