



## CITY OF DETROIT PLANNING COMMISSION

### REGULAR MEETING AND WORK SESSION MINUTES

Tuesday, January 26, 2021

5:30 PM

- A. CALL MEETING TO ORDER:** Kevin Hills opened the meeting at 5:35 PM.
- B. ROLL CALL: Present –** Kevin Hills, Elaine DeGeorge, Todd Smith, Gina Audritsh, Davis Evenson, Dean O'Donnell, Kevin Cameron.
- C. ANNOUNCEMENTS:** Kelly Galbraith announced they need to select a new Chairman. Elaine DeGeorge nominated Kevin Cameron but he declined. Gina Audritsh nominated Kevin Hills but he declined. Dean O'Donnell nominated Davis Evenson, it was seconded by Kevin Cameron, all in favor, Kevin Hills, Elaine DeGeorge, Todd Smith, Gina Audritsh, Davis Evenson, Dean O'Donnell, Kevin Cameron. Davis Evenson is the new Chairman. Recorder Galbraith will swear in the new Commissioners. Kevin Cameron was sworn in and took the Oath of Office. Elaine DeGeorge was sworn in and took the Oath of Office. Todd Smith was sworn in and took the Oath of Office.
- a. **DECLARATIONS OF CONFLICT OF INTEREST AND EX-PARTE CONTACT -**  
None
- D. NEW BUSINESS:**  
Review and recommend to the Detroit City Council an amendment to the Detroit Development Code for temporary provisions for recreational vehicle use and accessory structures in the Residential, Commercial and Public Zones. – Mcrae Carmichael, City Planner, explained that the City Council directed her to come up with draft Ordinance 266, which was reviewed at the meeting three weeks ago, addressing RVs, accessory structures, and building back on a "non-conforming" lot. The Council had some concerns and asked her to bring them to the Planning Commission. These concerns are lined out in the first page of her Staff Report. The first one is limiting the number of people in an RV. She explained we are limiting the number of RVs not the number of people in it. The Council would like the RV permit to be 2 years with 2 one-year extensions. The Ordinance she brought to the Council meeting did not include a fee for an RV permit. The Council said they would like to have a fee. The last item was "non-conforming" structure language where if a structure is damaged or destroyed by the fires that you could rebuild and the Council would like to allow 4 years to rebuild. She asked for feedback on the RV permit fee. Todd Smith introduced Ross Day a Land Use Attorney from Keizer. He is offering his help if needed. Gina Audritsh read the notes she took on the Ordinance. As for the 2 year with 1 year extension, she suggested that since the Ordinance will be in effect until September 8, 2025 that we use that date since we are already 6 months out from the fire. Also, if it's going to take substantial staff time to review drawings, she does support a fee. She is concerned about the set-backs proposed for RVs. She feels it will be hard to meet these while rebuilding and trying to meet setbacks for the rebuild at the same time. Recorder Galbraith pointed out the setbacks are mainly for safety reasons. Kevin Cameron suggested they read through and discuss each section in the order it appears in the Ordinance. There was much

discussion in regards to Section II, #2 “RV Use as Transitional Housing”, item #6. It was recommended to stay with a 24-month permit, with a 12-month extension. If it takes longer for people to build, they could extend it past the Sunset Clause. This would also align with a Type I Land Use Permit and the fee schedule of \$100 for Admin fees. The City Recorder is the decision authority but Mcrae will add some language around any appeals would need to go to the City Council. The discussion moved to item #7 in regards to setbacks. It was suggested to make the setbacks for RVs 5’ from the property line on all sides when fully extended. Item #8 Mcrae will add language that and RV quality extension cord may be used. Item #9 language will be added that if you have an approved septic permit from the County you may dump your tank on your own property. Mcrae will also add language to the Detroit Development Code 3.1 to the affect that a primary structure will need to be built or in progress before the termination of the Ordinance or the accessory structure will need to be removed. Ramadas will also be allowed as an accessory structure. This is not an extension of the RV permit. Mcrae will add language in regards to this only applying to properties that were impacted by the fires. We are also going to need verification that there was a loss of a structure on the property before issuing a permit. Non-Conforming structures will need to show progress towards rebuilding within 2 years from the date of adoption of this Ordinance. This applies to any Non-Conforming structures, not just primary structures. This applies to Development Code only and does not supersede any fire, life or safety requirements. The discussion turned to enforcement of the new Ordinance. Kelly Galbraith explained that there are penalties in place and the City can issue citations. The codes are enforced by Council members and citizens mainly on a complaint driven basis. Once a citation is issued the next step is Municipal Court and then file a lien. It was suggested we notify residents by sending a letter and posting on social media and then allowing a grace period to comply. The recommended fee is \$100 for two-year RV permit and \$50 for each renewal. The Ordinance will cover Residential, Commercial and Public Zones. A discussion came up about additional housing for temporary seasonal workers. It was decided to table it until the need arises. In the meantime, the Planning Commission will review the RV/tent provision and talk to some business owners for their input.

**NEXT SCHEDULED MEETING:** To be determined

**E. ADJOURNMENT –** Meeting adjourned at 7:48 PM

Signed:

Attest:

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Davis Evenson, Chairman

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Kelly Galbraith, City Recorder