

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
Monday, October 8, 2012

Chairperson Christiansen called the meeting to order at 7:00 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

ROLL CALL

Present: Babcock, Bowman, Chiara, Christiansen, Crutcher, Gronbach, Scott
Absent:

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Building Inspector Koncsol, Sherrin Hood, LSL Planning.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. Minutes of Regular Meeting – September 10, 2012

MOTION by Scott, seconded by Bowman to approve items on Consent Agenda.
Motion carried, all ayes.

APPROVAL OF AGENDA

MOTION by Chiara, seconded by Crutcher, to approve the agenda as submitted.
Motion carried, all ayes.

Consideration to Amend Zoning Ordinance Regarding Housing of Horses

Christiansen gave background on proposed ordinance amendment.

Hood provided a draft of proposed ordinance, including items that were discussed at prior meeting. She indicated its language included allowing horses on 2 acre parcels, two horses being allowed on first two acres and an additional horse for every additional full acre. Minimum 5 foot fencing required for horses as well as maintenance of area in a clean and sanitary fashion. Housing structures require a minimum of 15 feet from property line and at least 175 feet from other residential dwellings.

Christiansen entertained questions and comments from Commissioners.

Scott inquired if Hood had followed up on other cities that did not allow for the keeping of horses and Hood stated she would do so and provide it in advance of next meeting.

Scott further questioned about fencing requirements going to the property line and expressed concern over horses getting into neighboring properties vegetation and the like. Hood stated the minimum height could be raised to 6 feet if that were a concern.

Koncsol commented on the fence ordinance allowing for dual fences if there is a minimum 10 foot offset.

Chiara stated he felt the height requirement of 5 feet was adequate.

Further discussion was held concerning fencing and setback.

Christiansen stated the draft ordinance reads that a fence is required and must follow requirements of fence ordinance and that minimum height is 5 feet and discussion followed regarding consideration of offset and moving height from 5 to 6 feet.

Christiansen cited other cities from matrix that was provided at prior meeting and their offset requirements and stated there were no height requirements for fencing contained in same.

Bowman stated she doesn't like the idea of dual fencing on property.

Gronbach indicated he felt 5 foot requirement was adequate and require a 5 foot setback from the property line.

Further discussion was held on the usage of the term "fence" in the ordinance and Scott suggested that other verbiage be used instead, i.e. corral.

The wording of the current fence ordinance was discussed and what it allows for and prohibits.

Proponent Patrick Thomas, 22342 Brookdale, was given an opportunity to comment on the proposed ordinance language. He expressed concern about not having had an opportunity to review proposed draft ordinance prior to the meeting but stated fence height should be given consideration being that he would be housing miniature horses, not full sized. He also stated he felt the 175 foot setback from other residences was perhaps greater than he anticipated and would like the Commissioners to look into that further. He thanked the Commissioners for the opportunity to address them at the meeting with his comments.

Chiara commented about the draft ordinance containing a typo with the usage of the word "chickens" and it was duly noted and changed to "horses".

Hood encouraged discussion on areas Mr. Thomas had brought up, i.e. lesser setback from residential dwellings and fence height, so she can get direction and further discussion was held.

MOTION by Bowman, seconded by Babcock, to schedule a public hearing on the consideration to amend Zoning Ordinance regarding housing of horses at the next available meeting, November 12, 2012.

MOTION carried, all ayes.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS AND ANNOUNCEMENTS

Christiansen thanked Hood for her work on the ordinance and the draft and for the candy she had brought to the meeting.

Koncsol stated that a Tru Value Hardware would be moving into the Harvest Fresh space at Nine Mile and Farmington along with an Ollie's store.

ADJOURNMENT

MOTION by Scott, seconded by Chiara to adjourn the meeting.

MOTION carried, all ayes.

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Secretary