

**CITY OF WAYLAND
PLANNING COMMISSION
NOVEMBER 13, 2007**

Vice-Chairman Ramey called the meeting to order at 7:00 p.m.

Vice-Chairman Ramey led the Pledge of Allegiance.

ROLL CALL:

Members Present: Vice-Chairman Ramey, Dorothy DeWeerd, Joel Frederickson, Mark Holloway (ex-officio), Jeff Hudson, Ron Kobish, Kelle Tobolic.

Members Absent: J.D. Gonzales, John Frigmanski, Mary Reno.

Others Present: Mark Sisson, Deborah K. Nier.

APPROVAL OF MINUTES:

Commissioner DeWeerd made a motion to approve the minutes, as presented. Commissioner Frederickson seconded motion. All ayes. Motion passed.

OTHER MINUTES TO REVIEW:

City Council minutes for the meetings of October 1 and October 15, 2007, were acknowledged for file.

CITIZENS APPEARING BEFORE THE COMMISSION:

None.

NEW BUSINESS:

None.

OLD BUSINESS:

a.) Landscaping Requirements.

Mark Sisson continued discussion on revisions to the Zoning Ordinance as it relates to landscaping and screening requirements. The Commission discussed components of the ordinance; including green strips, types of landscaping to be required, and plant sizes.

Green Strips: The Commission discussed and made recommendations for front, side, and rear yard green strips, based upon the zoning district and whether there are adjacent residential uses. It was emphasized that within the CBD, the front yard green strip is required only if the building is more than 5' from the property line and the side and rear yard green strip is required only if the property is adjacent to a residential district.

Landscaping: The Commission discussed types of landscaping that would be required for each zoning district. It was agreed that, although the standards will not require certain species of landscaping, some species would not count in order to meet the landscaping

**CITY OF WAYLAND
PLANNING COMMISSION
NOVEMBER 13, 2007
PAGE TWO--**

Requirement, if they are identified as “bad” species. Mark Sisson will verify the source of credited species and utilize the MSU Cooperative Extension recommendations, if possible.

Plant Sizes: The Commission discussed required plant sizes.

The Commission also asked that the ordinance address the following:

- Fifty percent of the trees shall retain density throughout the year.
- Trees may be required in addition to a wall or a fence for screening purposes.
- The Planning Commission has the discretion to adjust landscaping and screening requirements.
- The Planning Commission or the Zoning Administrator may ask for a profiled view of the proposed landscaping, based on grade elevations.

The Commission gave direction to Mr. Sisson to construct the ordinance provisions, based upon the comments, and present it at the next Planning Commission meeting.

PUBLIC COMMUNICATIONS AND COMMENTS:

Commissioner DeWeerd made a motion to excuse Mary Reno, J.D. Gonzales, and John Frigmanski. Motion was seconded by Joel Frederickson. All ayes. Motion passed.

Commissioner Tobolic made a presentation to the Commission on the subject of Form-Based Codes.

ADJOURNMENT:

Vice-Chairman Ramey adjourned the meeting at 9:05 p.m.

Respectfully submitted,

Deborah K. Nier, City Manager

Jim Ramey, Vice-Chairman