



Village of Stockbridge
PLANNING COMMISSION
MEETING MINUTES FOR THE REVISED P.C.
MEETING THAT WAS HELD
ON APRIL 08, 2025, AT 7:00 P.M.
INSTEAD OF ON APRIL 03, 2025
118 N. Center Street ~ 517 - 851 - 7435

Call P.C. Meeting to order

Roll Call: Vice Chair Commissioner Laura Loomis, Commissioner James Johnson, and Commissioner Amy Good, PC Secretary Commissioner Jennifer Conant and P.C. Chair Daryl Anderson.

Absent: P.C. Attorney John Gormley, Katrina Griffen Zoning Administrator and Maya Baker Planner from McKenna and Village President Jill Ogden

- Guests in Attendance: Molly Howlett, Kim Morehouse
- Motion to approved Agenda for PC. Revised meeting date from April 03, 2025, to April 07, 2025, by Jennifeer Second By Laura. Voice vote motion passed
- Motion to approve the minutes of March 6th. This motion was introduced by Jennifer at the meeting on April 8, 2025, and seconded by Laura. Voting was conducted immediately thereafter with all members in favor and none opposed, resulting in unanimous approval.

PUBLIC COMMENT .

- Public comment was provided by Kim Morehouse. I wanted to make sure that we didn't get pushed into something that we didn't really agree with. But I don't want duplexes to be allowed by rights
has the potential of being redefined to allow duplexes.
- and by Molly Howlett

UNFINISHED BUSINESS

1. Laura presentation of what task information are to be gathered first and so on related to capital outlay plan.
2. ARTICLE III. Zoning Districts & Standards. McKenna did not provide a red line version from Mckenna . We receive the first version of Article III on March 03, 2025, at 5:00 p.m. three days prior to the P.C. meeting Received redline version from McKenna on April 08, 2025, at 12:09 p.m. 7 hours prior to the meting
3. ARTICLE VII. NONCONFORMITIES Received a redline version from McKenna on April 08, 2025 at 12:09 p.m. 7 hours prior to the meting We receive the first version of Article III on March 03, 2025, at 5:00 p.m. three days prior to the P.C. meeting.
4. Draft Table of permitted uses we have not received anything back from McKenna on our recommended changes. That we received on January 31st, 2025, at 6:15 pm business 4 days prior to our scheduled P.C. Meeting
5. We received the first draft article VI from Mckenna on March 05, 2025, at 5:25 p.m. with proposed new zoning map a whole one day prior to the Schedule P.C. meetng. We have not received the Red line version of Article VI yet.

Discussion: Non- Conforming Structures

- Discussion focused on whether a nonconforming structure can be repaired in place following damage, debating the need for a legal process through the serving board of appeals and the building official.
- Talk centered on ensuring that repairs remain within the original footprint of the structure and do not trigger a new footprint, with opinions that a six-month window (with possible extension of an additional six months) is appropriate.
- Comparisons were made to other zoning and maintenance regulations, emphasizing that the revision should allow restoration to a safe condition without forcing complete re-conformance to current standards.

Motion made to reinstate a six-month period for obtaining a permit to restore nonconforming structures that have become unsafe, allowing repairs within the existing building footprint without mandating full conformance to current zoning regulations. This motion advocates that if an unsafe nonconforming building is damaged or destroyed, the owner should have up to six months to secure a permit and restore the structure, with the understanding that any major alterations leading to expansion would require full current conformance

Discussion: Allowing Duplexes in R-1 District and Accessory Dwelling units

The decision was made not to allow Duplexes in R-1 districts pending further discussion.

Discussion: Allowing Mother-in-law additions in R-1.

The decision was made possibly to allow Mother-in-law additions in R-1. As a special use with conditions. Pending further discussion.

Discussion: Cottage industries

- Cottage industries presented with no other changes, with the understanding that further examination will be conducted on large-scale auto repair alignment with previous approvals and on modifications to the propane sections. The motion was tabled after significant discussion regarding consistency with prior ordinances, enforcement concerns, and differentiation between cottage industries, bed and breakfasts, and Airbnb-style operations. (Jim asked for a copy of the Ordinance we passed allowing defining cottage industries)
- There was a detailed discussion differentiating between Bed and Breakfasts and Airbnb rental models, stressing that a bed and breakfast involves owner presence and, whereas Airbnb is a broader vacation rental platform.

Discussion : Bed and Breakfast

Bed and Breakfast Regulation Discussion (Various Speakers): Discussion on limiting bed and breakfast operations in the community

- Multiple speakers discussed the appropriate guest capacity and room limitations for a bed and breakfast, with suggestions ranging from three guest rooms with a total capacity of six guests to a maximum of five rooms and ten guests.

- Concerns were raised regarding noise, traffic, and impacts on the residential neighborhood, as well as comparisons between Airbnb operations and formal bed and breakfast establishments.
- Some speakers emphasized the need for special use approval and adherence to specific building standards such as minimum bathroom requirements.
- The discussion also touched upon the definition and regulation of cottage industries versus home occupations in relation to activities like auto repair within residential areas.

Discussion : Air Band B.

What is the difference between a Bed and Breakfast and an Air Band B? Should we be looking at regulating them?

NEW BUSINESS

- The need for a comprehensive capital improvement plan covering various village assets (e.g., school-related facilities, DPW buildings and trucks, roads) was raised, but opinions differed on whether the Planning Commission or a future village manager should lead the effort.
- The discussion also touched on issues regarding the health care facility's location near the high school and the process (or lack thereof) of obtaining Planning Commission input.

PUBLIC COMMENT

Kim Morehouse

. Spoke about his thoughts regarding . Mother-in-law apartments, Air B and Bs, and again on Duplex apartment's

P.C. COMMENTS CONCERNS OR SUGGESTIONS

Daryl P.C. Chair expressed his dissatisfaction with McKenna and associates in providing P.C, Commissioners in a timely manner recommended changes to our Zonning ordinances. Daryl stated he was going to contact Mckenna and advise them that 1. That at all future meetings McKenna attendance would be required. 2. That it was totally unacceptable the way we are being treated with last- minute revision and expecting us to make informed decision. 3. That all proposed changes / shall be presented in a red line format so we can trat what is being changed and further that a McKenna representative shall be at said meeting to future discuss and provide clarification on their recommended changes addition subtraction 4. That all proposed changes / shall be emailed to the chair the Thursday proceeding the next P.C. meeting to allow 7 days of review time.

Motion to adjourn by Jennifer second by Laura. Voice vote motion passed the meeting was adjourned at 8:37 p.m.