

**CITY OF HARBOR SPRINGS  
PLANNING COMMISSION  
MINUTES  
January 15, 2004**

I. ROLL CALL

Fred Walstrom	Absent
Andrew Bowman	Present
Jack Deegan	Present
Jeff Ford	Present
Mary Ellen Hughes	Present
Sheryl McCleery	Present
Pringle Pfeifer	Present
Peter Sears	Absent
Sara Smith	Present

Also present were City Planner Larry Nix and City Manager Fred Geuder.

The meeting was called to order by Sara Smith.

II. MINUTES

Motion by Pfeifer, seconded by Hughes, to approve the minutes of December 18, 2003, as presented. Motion carried.

III. PUBLIC COMMENT AND CORRESPONDENCE

None.

IV. NEW AND OLD BUSINESS

A. Public Hearing—SLU-2004-01—Proposed Home Occupation, Brenda Barnes, 105 West Fairview

The City Manager stated that this was a request for a Home Occupation to operate a Beauty Salon by Ms. Barnes. He also noted that the ZBA had granted a variance, subject to the Planning Commission approval of the Home Occupation, to construct a ramp and landing to the door of the proposed salon. The barrier free access was a Building Code requirement of the proposed use.

Brenda Barnes, the applicant, stated that she and her husband were in the process of selling their current home and purchasing this home, and wanted to operate a beauty salon in this home. She stated that the space used was immediately behind the existing garage, so the new home would not require any new construction, except for the barrier free access to the door. She noted that the ZBA had approved the ramp.

Barnes stated that she would be working on only one client at a time, and her hours would be limited to 8:00 a.m. to 5:00 p.m. daily. The would only be the one chair. Her sign would be

limited to simple identification on the mailbox and an approximate 4" x 12" sign on the garage next to the ramp.

Planning Commission

January 15, 2004

Page 2

The City Manager noted a letter in opposition to the proposal from Joanne Hartnett of 205 West Fairview. (copy attached to hard copies of minutes).

Ms. Hartnett (in person) said she had not understood that Ms. Barnes and her husband would be living in the house. She did not see the "hardship" in applying for this use variance.

The City Manager explained that the Special Use was a permitted use in this zoning district and "hardship" was not the standard used in making that determination. He further explained that the ZBA had dealt only with the dimensional variance for the barrier free access, which use a "practical difficulty" standard in making their determination.

Ms. Hartnett asked Ms. Barnes why she did not locate in the commercial district just across State Street in Fairview Square.

Ms. Barnes noted that to open her own shop required only a limited amount of space. The space available at Fairview Square was both too large and too expensive. She had also looked for potential space in the downtown area, but prices were far too expensive and too large for her use there also.

Bernie Hines, who lives at the north end of Harrison Street, asked whether the use would continue after the Barnes were no longer there. Ms. Barnes replied she did not need that and it would discontinue.

The Public Hearing was closed.

Enter Ford.

B. Consideration of SLU-2004-01, Home Occupation, Barnes, 105 West Fairview

Planner Larry Nix reviewed the request. He noted that beauty salons are commonly approved as home occupations. But he also noted that some beauty salons now get into such services as nails, massages, etc. He also wanted to be sure that Barnes would be the only operator with no employees in a single-chair salon.

Barnes said she would be the traditional-type salon (washing, styling, cutting, perms, coloring, etc.), without offering the nail and massage-type services. She also state she would have only the one chair and would be the only operator.

Nix also noted the hours which were requested in the application, 8-5 Monday-Friday (no weekends). He further noted the sign proposed, and Barnes confirmed that the mailbox would be a standard size mailbox.

Nix noted that Barnes was proposing only one client at a time. He further noted that the products for sale must be limited to hair & skin related products. (Barnes agreed)

Planning Commission

January 15, 2004

Page 3

He also noted that the applicant must occupy and live in the home prior to the start of business.

It was noted that the applicant would only use a 10x22 area of the home, and only about half of that area was where the chair would be; the other half was a restroom.

The Planning Commission noted that they were aware of another home occupation beauty salon in this neighborhood that had operated for about 20 years, and no one remembered any problems associated with this operation.

Barnes noted that she had been a beauty operator for many years, and many of her clients were from the Harbor Springs area. She was currently working in the Petoskey area, and would appreciate the opportunity to open the shop here.

Motion by Hughes, seconded by Deegan, to approve SLU-2004-01, a Home Occupation permit for Brenda Barnes to operate a beauty salon at 105 West Fairview, as presented in her application and at the meeting, with the following conditions:

- That the applicant become a resident at that location PRIOR to the opening of the business.
- That the applicant be the only operator in a single-chair beauty salon.
- That the applicant conform to all the General Restrictions for a home occupation found in the Zoning Code.
- And that the use will be discontinued and end when the applicant is no longer a resident.

Motion carried, 7-0.

#### C. Consideration of Landscape Plan for Fairview Square II—John Kane

The City Manager noted that John Kane had been asked to return to the Commission with a Landscape Plan, and to present plans for planting for the islands that had been included in the parking lot.

Gow Litzenburger, on behalf of Kane, reviewed the general landscaping plan for Fairview Square II, noting that the plantings by the street would “mirror” the plantings at Fairview Square I to the west.

For the islands, Litzenburger suggested that Spreading Junipers be planted because they are an extremely durable plant, and can withstand the stress caused by piling snow on them (for example). He noted that this plant will spread together and form a single mass. They can grow to 5-6 feet in height, but will like only grow to about 3’ in height in this application, because of the effect of snow accumulating on them.

McCleery asked whether something larger/taller could be planted such as some type of tree.

Litzenburger felt that any type of desiduous tree would likely not survive because of the stress created by the heat of the surrounding parking lot. He noted that often times in applications such as this, trees are planted with good intentions, but often do not work out as intended.

Pfeifer asked whether the size of the islands and type of plantings had been specified in the previous approval

The City Manager noted that these items had not been specified, but that Kane was required to come back with a Landscape Plan.

Kane noted that the islands were not a required element of the plan, but had been requested by the Commission. He further noted that he had been able to transplant the trees on the north side of the project onto the school property, which had also not been a requirement of the plan.

Bowman commented that he felt some landscape islands were better than nothing.

Motion by Bowman, seconded by Hughes, to approve the planting plan as presented. Motion carried 6-1, McCleery dissenting.

#### D. Review of Harbor Springs High School Plan

The City Manager stated that Dave Larsen, Superintendent of the School District, had requested time on the agenda to present the current plans for the high school. The Manager noted that the School District was not required to receive the approval of the Planning Commission.

Larsen thanked the Planning Commission for their time. He said that following their first bids for the High School portion of the project, the School District had needed a re-design of the project to lower the cost. The renovation of the 1915 portion of the building (facing East Bluff) was well under way, and will be completed in time for a September 2004 opening. He then introduced Gernot Runschke, architect for the project, to review the plans.

Runschke noted that the renovation of the 1915 portion of the building actually changed that portion of the building from two to three stories, so appropriate windows were added, but were kept in keeping with the historic design. The front doors and porticos were also kept in the same location. The "Friendship Center" wing will remain in place, and the woodshop area will be moved into that wing. Essentially the 1915 portion of the building will be the academic wing of the High School.

Runschke pointed out how the Pool Area and Gymnasium will stay in place, with some improvements as needed, but not an increase in size.

The remainder of the projected was reduced in size by 35,000 square feet, but will still contain administrative offices, the media center, a cafeteria area, a 500 seat auditorium, and a 90-100 seat band practice area. Following the current academic year, the former middle school will be  
Planning Commission  
January 15, 2004  
Page 5

demolished and the new construction will begin. This portion of the project, with the exception of the auditorium, will be ready for occupancy by September 2005. The auditorium is more complex and will require a longer time.

Runschke reviewed the revised site plan, noting that the biggest change was that the bus loop was now separated from the parking and drop-off area. The bus loop would enter off Spring Street and exit on Pine Street. The primary student parking area and drop-off would enter and exit off Spring Street. The old tennis courts would remain as a Parking Lot, used primarily for events, because there still is an entrance to the gym and auditorium on the back side. Runschke also noted that a portion of the grass practice area would be reinforced to provide some additional event parking.

Site Lighting would be similar to the type of lighting used at the Middle School, with 16-20 foot poles in the parking lot, and bollards along walking area as needed.

The exterior of the new construction would be primarily of a brick matching the brick on the old 1915 building.

The Planning Commission complimented Larsen and Runschke on the design, and thanked them for coming to the meeting.

#### E. Zoning Code Discussion—Accessory Buildings

Planner Larry Nix presented a memo with ideas for changes to the code for Accessory Buildings in residential districts (copy attached to hard copy of the minutes). The ideas included substantial changes on limits to the size and number of the accessory buildings. Construction of second floors on accessory buildings would be limited by kneewall height.

Nix also discussed whether or not accessory living quarters (not for rental) should be allowed in additional residential districts (only R-1-A and R-1-E currently allow accessory living quarters). In those districts where accessory living quarters are not allowed, Nix asked the Commission to think about whether the code should allow permanent stairways to second stories, or whether they should be limited to ladder or pull-down stairway access.

Pfeifer stated that one of her concerns is proportionality. It was suggested that one additional requirement be that an accessory building should not be taller than the principal building.

Nix and the City Manager suggested that the Commissioners think about the memo and its ideas, and asked the members to consider the proposed square footage limitations, and come up with added ideas. Discussion will continue in February.

#### V. MEMBER COMMENT

None.

Planning Commission  
January 15, 2005  
Page 6

VI. ADJOURNMENT

There being no further business, the meeting was adjourned. The next meeting is scheduled for Thursday, February 19, 2004.

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Frederick W. Geuder, City Manager