

**VILLAGE OF MARBLEHEAD PUBLIC HEARING
HELD APRIL 27, 2022**

Mayor Bird called the meeting to order at 5:30 p.m. and opened with the Pledge of Allegiance.

Purpose of the meeting was to receive public comment on proposed zoning amendments initiated by the Marblehead Planning Commission to modify the density requirements for multi-family developments and for R-1 and R-2 districts and to eliminate the Manufactured Home Park and Cluster Housing sections of the Marblehead Zoning and Subdivision ordinances.

Answering roll call were Lynn App, Angie Kukay, Dean Dorko, Duane Myers, Maryann Sauvey and John Starcher.

Also present were Fiscal Officer Rhonda Sowers and Zoning Administrator Bob Hruska.

There were no visitors in attendance.

Mayor Bird stated the Planning Commission has worked on these proposed amendments for months and consulted with various area officials for advice before finally holding a hearing on March 2, 2022 and voting unanimously to recommend approval of the amendments.

Zoning Administrator Bob Hruska explained the goal of the amendments is to decrease density. In the R-1 and R-2 districts, minimum lot widths and lot area would increase. Setbacks would go from 35 ft. front, 25 ft. rear and 10 ft. sides to 50 ft. front and rear and 20 ft. sides. Rationale for this change is to make bigger lots and increase green space. Minimum lot depth would remain 120 ft. Mr. Hruska pointed out that by comparison, the village's current lot sizes would be considered high density development in both Danbury and Catawba Townships. In response to a question from Mr. Starcher, Mr. Hruska explained that proposed minimum lot area of 12,000 sf would require newly platted lots to be either wider than 80 ft. or deeper than 120 ft. to meet the new requirement.

Mr. Hruska explained the other changes would address multi-family developments by increasing minimum parcel size and limiting maximum number of dwelling units per building. Mr. Starcher expressed concern about possible discrepancies noting front, rear and side yard setbacks are 50 ft. in multi-family developments but dwellings may be setback only 25 ft. from the street. Mr. Hruska said the 25 ft. setback from streets in the development actually means driveways. Mr. Myers then asked why it does not state setbacks from driveways since another section of the amendments refers to a minimum driveway width. Mr. Hruska said there is no difference between a street and a driveway in a multi-family development. Mr. Myers pointed out that using two different terms for the same thing is confusing. Mrs. Sowers asked how street and driveway are defined in the zoning ordinance. Mr. Hruska said there are no definitions. Mr. App agreed that the terms are confusing. Mr. Dorko said if there is no difference then perhaps all references within a multi-family development should just be identified as driveway/street. Mrs. Sowers then pointed out there is a definition for street in the zoning code. Mr. Hruska said definitions can be different in different sections of zoning. Mayor Bird asked that Mr. Hruska check with legal counsel regarding the question of street and driveway.

Mr. Starcher asked why the proposed amendments would remove Manufactured Home and Cluster Housing as conditionally permitted uses. Mr. Hruska replied it is because they are high density uses so the Commission chose to eliminate them.

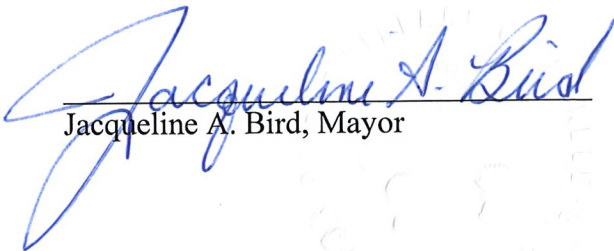
Mrs. Sowers pointed out that the increase in front and rear residential setbacks leaves a building envelope that is only 20 ft. deep. She questioned whether that complies with the minimum dwelling depth. Mr. Hruska said there is no minimum requirement for the dimensions of a dwelling.

Mr. Starcher asked if the proposed amendments are to solve an existing problem or to ward off future problems. Mayor Bird said it only applies to future developments. Mr. Starcher said these changes could have an affect on someone who buys an existing lot and wants to raze the house and build new. The requirements are very restrictive. Mr. Hruska said the Planning Commission can grant variances for non-conforming lots.

Mr. App said he has great concerns with the proposed amendments because it would make it harder to provide affordable housing in the village. Larger lots automatically are more expensive. Mr. Starcher pointed out there are not many undeveloped properties in the village where these new requirements would apply. Mayor Bird said she thinks the Commission is looking to the future in the event the quarry sells property for development. Mr. App said a better way to address that scenario would be for the village to adopt requirements for Planned Unit Developments. He felt it would be better to table any action until the issue is studied more because he does not feel these amendments help the village.

Mayor Bird adjourned the public hearing at 6:05 p.m.

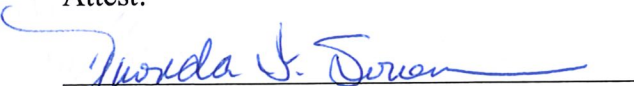
APPROVED:



Handwritten signature of Jacqueline A. Bird in blue ink.

Jacqueline A. Bird, Mayor

Attest:



Handwritten signature of Rhonda I. Sowers in blue ink.

Rhonda I. Sowers, Fiscal Officer