

Mr. Lomako said there are a number of devices that can be examined to be standard but remain flexible at the same time. For example we can have an opportunity for the developer to operate with spaces that they can provide, do an examination for a number of years to determine if there is a hazard, and if there is a hazard later on to retroactively come back and ask them to require more parking. We can ask a developer to pay for parking in lieu of providing it. Or there are other means to be flexible including providing compact car parking spaces as an option.

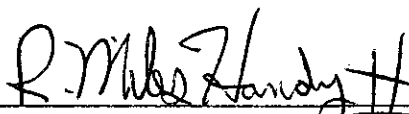
Another challenge is the non-conforming use in terms of the district that it is in and how do they convert that to new standards. There is always that argument that somebody just wants to reoccupy and they say they are grandfathered by right. One way to address that is by establishing better language in the Zoning Ordinance which defines what abandonment means, that if the property becomes abandoned from a variety of means then that property can only be reoccupied if it is upgraded to the zoning regulations that we have.

After completing the brain-storming, they took these issues to the Planning Commission for further discussion and the Planning Commission said they would like to pursue making amendments to the Zoning Ordinance to address some of these issues. The Planning Commission felt these ideas should be first introduced to the Board of Trustees to see if there would be any harm in moving forward before they invested the energy in actually presenting any recommended language to the Board.

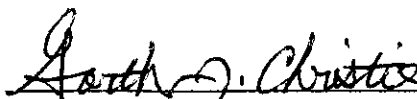
Trustee McRae said they felt that it was very important to get the Township Board involved in this early on because these are problems that they are seeing at the Site Committee on a regular basis and believe with some adjustments they will have more tools for the Building Department to work with to help move our community forward.

There were no further questions or comments from the Board.

A motion was made by CHRISTIE, supported by SIVYER, that we adjourn this Study Session. Motion carried unanimously. This Study Session adjourned at 6:50 p.m.



R. MILES HANDY, II, SUPERVISOR
CHARTER TOWNSHIP OF REDFORD



GARTH J. CHRISTIE, CLERK
CHARTER TOWNSHIP OF REDFORD

Recorded by Dorothy Wasmundt