

Minutes
Natural Features Protection Review Board
February 25, 2025
Regular Meeting

Held at City Hall, Commission Chambers

4:00 p.m.

- A. Call to Order: Director Martin called the meeting to order at 4:00 p.m.
- B. Members absent: Chair – Director Martin, Director Bassett: Director Lettow made Motion to approve absences, supported by Director Hollander, motion passed unanimously.
- C. Adoption of Agenda
- Motion to adopt the agenda made by Director Lettow, supported by Director Hollander, motion passed unanimously.**
- C. Approval of the Meeting Minutes
- Motion to approve the minutes from January 28, 2025, NFP Review Board Meeting made by Director Lettow supported by Director Fredrickson, passed unanimously.**
- D. General Citizen Comments
- There were no general citizen comments, either in person or by phone.
- E. Board Comments
- No comments
- F. New Business

1. Creation of a three-member nominating subcommittee and update onboard applications.

There are 3 with term endings this year, 2-year terms, with 2 applicants. Martin, Lettow and Fredrickson have volunteered to call and schedule interviews with applicants. Looking for Professional/Crossover, Plant-Biology and Water Quality backgrounds.

Motioned by Director Hollander and supported by Director Murgia to accept volunteers for the creation of the three-member subcommittee, passed unanimously.



Question?

Public Comments:

Unfinished Business

1. Data Discussion & Draft NFP Guide Work Session/Presentation

Nolan answered questions on withdrawn applications, one was from 2020 due to Covid, and 2 from 2021, One wasn't moving forward and the second one was not ready for Site Plan.

What percentage had variances? According to the chart from the presentation, there was 24% under Use Variance which has more to do with Zoning, and 39% with Dimensional Variance which deals with Trees, Wetlands, and Protected Slopes.

Is this average or look at the ordinance to minimize? We have a new Assessing Software that we can look back at data to get a breakdown and Nolan will look further into a breakdown. The website has been updated with the difference in Variances that need to be applied for.

In the Zoning ordinance, there is a Use Table that outlines what you are prohibited or allowed, there can be overlap with NFP and NFP would override if needed.

Interest in tracking of any instances where a variance request is linked to some other crosscutting requirement from State or Federal funding sources for instance EGLE, because some properties are NFP and Brownfield. If they have significant soil contamination that needs to be remediated and a note-worthy tree has to be removed. ZBA example on a project is they needed more space for parking that was allowed by zoning so a variance was required.

We will review the ordinance and update this year to make sure we are restoring correctly and what impact it will have on the feature. We will not want to be too specific, would like suggestions. Nolan is looking into definitions and the right regulatory agencies. A list of repository contractors that are pre-approved and meet our qualifications could be helpful for resources but will have to talk with Attorney's office to make sure we are doing things the correct way.

Landscaping is one that can be difficult because there are screening standards, Zoning and NFP ordinances. Been working with a lot of the Citywide rezoning, commercial and residential, some zoning districts were not being used, or didn't make sense anymore. They can either be combined or make them easier for people to interpret, also had some split zoned properties that are 3 quarter residential and 1 quarter commercial. A residential landscape project doesn't necessarily require NFP full approval, if they do not require site plan or permits then we are not alerted to be involved.

Staff Reports and Update

1. Send draft comments to Nolan for any updates to be made to presentation

Communications and Announcements

Adjourn Meeting

Director Martin adjourned the meeting at 5:06 pm