

Ford River Township Planning Commission
Regular Meeting minutes
Meeting date May 5, 2016

The meeting was called to order at 7:00 p.m. by Chairman Nelson.
Present were: Mr. Wellman, Mr. Fettig. Absent Mr. Ciminskie, Mr. Lippens
Also in attendance: Seven citizens, Supervisor Fountaine,

Public Hearing – None

Public Comment on agenda items – None

Minutes

Planning Commission meeting minutes of April 7, 2016 were approved on a motion by Mr. Fettig, seconded by Mr. Nelson. Unanimous.

Permits –

1. Mark Elder 3755 J,5 Road. Accessory building.

Unfinished Business –

The items being looked at that would require an ordinance change were discussed
A Public Hearing will be need to be scheduled to consider the following items:

1. Definition of a Private Landing strip and ordinance requirements – **Additional new language has been proposed to the language already evaluated.**
2. Move Group Day Care Homes from 604 to 4XX (new 421) to be in a section separate from the General Standards for Special Uses. **OK**
3. Change the language in 606 from “appeal to the Township Board” to “appeal to the Zoning Board of Appeals. **OK**
4. Re-word the Commercial definition and intent. 313 Add definition of “Commercial Activity.”
New Language provided by CUPPAD (providing goods or services for compensation)
5. Changes to 412 “lot of record.” Change to “any new lot.” **OK.** Change 20’ easement to 66’
*Remove all of 607-A and renumber all of the remainder of 607
*Remove definition #82
*Change current 607-C to add the word “new” 607-C becomes “All new private roads...” Ordinance needs to agree with the Land Division Act as to number or houses that creates a Private Road as opposed to a shared driveway. Change private roads to 3 or more homes not 5.
****leave definition #82 as “Lot of Record” is still referred to in section 406.**
6. Review definitions for any that should be added or changed. (Attached garage, base site area #58)
New language provided by CUPPAD (Base site area is the square foot of the lot minus road right-of-way and minus any other easements. What is left is base site area.). *Definition 58 talks about a Floor Area Ratio – there is no place in the ordinance that that ratio is used or any indication of what is an acceptable Floor Area Ratio.* Remove 607A and renumber. Remove definition 82 Floor Area Ratio. Open Space Ratio (definition 97) will be left as is.
7. Solar power collectors, Special use permits required – Freestanding solar collectors require permit.
Definition of “freestanding solar collectors.” **OK** (Free standing means having internal/integral supporting structure) Wall or roof mounted solar panels are a permitted use. Still unanswered, should house attached solar

Ordinance needs to agree with the Land Division Act as to number of houses that creates a Private Road as opposed to a shared driveway. Change private roads to 3 or more homes not 5.

6. Review definitions for any that should be added or changed. (Attached garage, base site area #58)

New language provided by CUPPAD (Base site area is the square foot of the lot minus road right-of-way and minus any other easements. What is left is base site area.). Definition 58 talks about a Floor Area Ratio – there is no place in the ordinance that that ratio is used or any indication of what is an acceptable Floor Area Ratio. Remove 607A and renumber. Remove definition 82 Floor Area Ratio. Open Space Ratio (definition 97) will be left as is.

7. Solar power collectors, Special use permits required – Freestanding solar collectors require permit. Definition of “freestanding solar collectors.” **OK** (Free standing means having internal/integral supporting structure) Wall or roof mounted solar panels are a permitted use. **Still unanswered, should house attached solar panels require a permit? Get new language and opinion from CUPPAD**

8. Change 305 to remove Zoning Board of Appeals – change to Planning Commission

Additional language proposed for quarries

1) Michigan’s Part 91 law covers erosion control permits for earthwork. Removal of topsoil, sand, gravel, peat, clay, rock or marl requires a SESC permit from the County enforcing agency before the earth-change can begin.

2) No excavating activity will take place within 50 feet of adjoining properties and side-slopes will be at least 3:1 beginning at the 50 ft. setback and proceeding into the quarry.

-Section 415 defines the parking space requirements for Commercial properties. There are no space requirements listed for Drive in Restaurants. Typo correction needed.

-Wayne Caron Zoning Permit violation – On hold per Judge Parks until October

9. New Business

10. Communications

Rachael,

Busy on this end as you can imagine. I’m still planning to go for the special use permit in the future. My business is closed at this time due to the campaign. All of my orders are done and I’m not accepting any until after the election (if then). Once things settle down, I’ll get the forms to you.

Darryl Shann (Owner)

Ten Acre Woods LLC

11. Public Comment on non-agenda item

12. Adjournment