

Ford River Township Planning Commission  
Regular Meeting minutes  
Meeting date February 4, 2016

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

**Public Hearing** – None

**Public Comment on agenda items** - none

**Minutes**

Planning Commission meeting minutes of January 7, 2015 were approved on a motion by Mr. Lippens, seconded by Mr. Fettig. Unanimous.

**Permits** - None

**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 – **Definition and ordinance language acceptable**
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.**
6. Review definitions for any that should be added or changed. (Attached garage, base site area #58 & #97)  
**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.) Base site area is used in definition 97 to define how much of a lot must be left as open space and refers to Section 401 – which does not give an open space ratio. 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. Should an open space ratio be defined for any zone? Should a Floor Area ratio be defined for any zone? Remove 607A and renumber. Remove definition 82 Floor Area Ratio. Still need to determine if the Open Space Ratio (definition 97) will be applied to the Ordinance.**
7. Solar power collectors, (Open Space Ratio) 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**

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

-Wayne Caron Permit violation is in the hands of the Township attorney

**New Business** – Can the Planning Commission get planning and zoning educational books? Supervisor Fountain will check. The MTA website has some information.

**Communications** – None

**Public Comment** – None

Motion to adjourn by Mr. Ciminskie second by Mr. Lippens Unanimous.  
Adjourn 8:20.

**Parking Lot items**

Monitor / review the Master Plan. (Review in 2019)

Marihuana Ordinance - review as law is clarified.

Wind generators

Create a list of non-conforming private roads.

A handwritten signature in black ink, appearing to read "L. Lippens", is located in the lower right quadrant of the page.