

Ford River Township Planning Commission  
Regular Meeting Minutes  
May 3, 2018

Meeting was called to Order at 7:00 pm by Chairman Nelson and the Pledge of Allegiance was recited.

Present: Mrs. Jaeger, Mr. Nelson, Mr. Wellman, Mr. Lippens    Absent: Dr Kolinsky

**Public Hearing**

- Dan & Theresa Doyen, RR, Greenhouse Special Use Application, 4/5/18, Z1002

Mr. Nelson opened the hearing up to the public by asking Mr. Dan Doyen to give us some background and his intentions. Mr Doyen stated they would like to start a green house business next to their home. He will be trading some land with his sister to have road frontage. They would like to start with a couple of the greenhouses and add on over the next few years, for a total of 7 greenhouses as well as a head house/sales area.

The issue of parking was brought up, it was determined that the parking should be based off the sales building as retail space, as well as a few things for sale outside, 30 parking spaces would be needed.

Voting on Section 604 General Standards Commenced.

- A. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Development Plan;  
*Motion Made to accept by Mr. Lippens, Seconded by Mr. Wellman. Unanimous Approval.*
- B. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;  
*Motion Made to accept by Mr. Lippens, Seconded by Mr. Wellman. Unanimous Approval.*
- C. Will not be hazardous or disturbing to existing or future neighboring uses;  
*Motion Made to accept by Mr. Lippens, Seconded by Mr. Wellman. Unanimous Approval.*
- D. Will not diminish the value of land, buildings, or structures in the District and shall represent an improvement to the property under consideration and to the community as a whole;  
*Motion Made to accept by Mr. Lippens, Seconded by Mr. Wellman. Unanimous Approval.*
- E. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools, and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service;  
*Motion Made to accept by Mr. Lippens, Seconded by Mr. Wellman. Unanimous Approval.*
- F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;  
*Motion Made to accept by Mr. Lippens, Seconded by Mr. Wellman. Unanimous Approval.*
- G. Will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any person, property, or the general welfare by

reason of excessive production of noise, traffic, smoke, fumes, glare, or odors:  
*Motion Made to accept by Mr. Lippens, Seconded by Mr. Wellman. Unanimous Approval.*

H. Will the location, nature and height of the proposed use be appropriate to the size, type and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people there from.  
*Motion Made to accept by Mr. Lippens, Seconded by Mr. Wellman. Unanimous Approval.*

I. Will be consistent with the intent and purpose of this Ordinance and shall be compatible with the natural environment, and shall protect the public health, safety and general welfare.  
*Motion Made to accept by Mr. Lippens, Seconded by Mr. Wellman. Unanimous Approval.*

Motion was made by Mr. Lippens to approve permit as written with the conditions to possibly add a third building this year, and requiring 30 parking spaces 9' x 23', seconded by Mr. Wellman. Unanimous Approval.

Motion was made by Mr. Lippens to Close the hearing, seconded by Mr. Wellman. Unanimous Approval.

### **Public Comment on agenda items** – None

### **Minutes**

Planning Commission meeting minutes from March 1, 2018 and April 5, 2018 were approved with a motion by Mr. Lippens, seconded by Mr. Wellman. Unanimous approval.

### **Permits**

- Thomas Weber, R-2, Vacant Parcel, Before E5054 Hwy M-35, 009-064-055-00, 40'x100' Accessory Building, 3/1/18
- Amanda Wagner, RR, 3988 11th Rd, 009-067-001-30, 40'x30' Accessory Building, 3/17/18
- Sherry Dagenais, R-2, 4270 L.25 Lane, 009-060-052-10  
66'x54' Home, 25'x28'4" attached garage, 12'x4' porch, 3/30/18
- Tom Ruleau, RR, 2452 H. Rd. 009-101-001-00, 40'x80' Accessory Building, 4/5/18, Z1001
- Donald Mlostek, RR, 1904 F. Road, 23'4" x 8' Porch,  
35'10"x19'10" Porch & 12'x32' addition, after the fact, 5/1/18, Z1003
- Vince Bevins, R2, 4164 12th Rd, 009-054-015-00,  
24' x 36' Accessory Building, 5/3/18, Z1004

### **Unfinished Business**

- Ponds - Nothing at this time.
- Ordinance Review - It was discussed that some of the changes are just clerical, while other items will need further discussion by the board. The board will review one item at a time . They will start by reviewing cottage industry, possibly replacing home occupation two, this will be discussed further at the next meeting.

### **New Business**

- Quorum - It was noted that if a board member will not be able to attend a meeting they need to contact Chairman Nelson. He will get in contact with Supervisor Fontaine if he feels we may have lack of quorum.

- Resident Complaint - There was a resident complaint on F Lane, regarding gun shots, he also referenced a gun smithing permit that was approved. Supervisor Fontaine contacted the gentleman and he stated it was him target shooting, and that his business is temporarily shut down, due to an injury.

**Communications-** None

**Public Comment on Non – Agenda Items**

- Ray Fettig mentioned that on page 48 of the Ordinance there is a statement “The use of any required parking space for the storage of any motor vehicle for sale, or for any other purpose other than the parking of motor vehicles is prohibited.” Could this be used if we have an issues with someone selling vehicles along the highway in a non-commercial zone.
- Supervisor Fontaine stated we are still looking for an alternate member for the Zoning Board of Appeals.

A motion to adjourn was made by Mr. Lippens, seconded by Mrs. Jaeger. Unanimous approval. Meeting was adjourned at 7:57 pm.

**Parking Lot Items**

Ordinance Review

There is a discrepancy between 406-E-2 and 421-D-4

A motion was made by Mr. Lippens, seconded by Mr. Wellman to use the wording in section 421, all support structures must be set back from all property lines a distance equal to its height. Unanimous approval.



6-7-18