

Ford River Township Planning Commission
Regular Meeting Minutes
August 6, 2020

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

Present: P. Dagenais, K. Jaeger, R. Livingston, D. Wellman, K. Mineau.

Public Comment on Agenda Items - None

Conflict of Interest Declaration - None

Public Hearing

- David Hayes, 4308 K Road, Special Use Permit

A motion was made by K. Jaeger, Seconded by K. Mineau to open the public hearing. Unanimous Approval.

Former Supervisor Fontaine provided the board with copies of her Zoning Administrators Report on the Special Use Request.

The only correspondence the township received was a letter from Mr. and Mrs. Hayes apologizing for being unable to attend the meeting.

The commission discussed the permit and did not see any issues with it.

Ray Fettig asked if signatures were needed for the permit, it was discussed and the commission did not feel they were necessary. A previous permit for a larger storage building was issued in 2014, and signatures were not required. The commission felt because it was going to be for private use only, it would not create an additional traffic on the road.

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 R. Livingston, Seconded by K. Mineau. 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 R. Livingston, Seconded by P. Dagenais. Unanimous Approval.
- C. Will not be hazardous or disturbing to existing or future neighboring uses;
Motion Made to accept by R. Livingston, Seconded by P. Dagenais. 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 R. Livingston, Seconded by P. Dagenais. 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 R. Livingston, Seconded by P. Dagenais. 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 R. Livingston, Seconded by P. Dagenais. 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 R. Livingston, Seconded by P. Dagenais. 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 P. Dagenais, Seconded by R. Livingston. 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 R. Livingston, Seconded by P. Dagenais. Unanimous Approval.

Motion was made by K. Jaeger to approve special use permit with a note that it is for personal use only, no commercial use, seconded by P. Dagenais. Unanimous Approval.

Motion was made by K. Jaeger to Close the public hearing, seconded by K. Mineau. Unanimous Approval.

Minutes

- Planning Commission meeting minutes from July 2020 were approved with a motion by R. Livingston, seconded by P. Dagenais. Unanimous approval.

Permits

- Z1105- Terry Harmon, RR, Vacant Parcel, 7/2/2020
009-069-001-10, 26.8'x48' Home, 1 story
- Z1106 - Connie Martinson, R-2, E4612 M-35, 7/10/2020
009-302-015-00, 4' High 9 gauge fence, 230' length
- Z1107 - Bryan Thetford, RP, 3385 9th Lane, 7/17/2020
009-080-010-00, House Addition

Unfinished Business

- Short Term Rentals - The commission reviewed the ordinance with Supervisor Martin, and the reason for the letters to those conducting short term rentals. It was decided that a blanket statement will be put out this month on the website, facebook, etc. Supervisor Martin will have a letter drafted for the commission to review at the September meeting and be sent out to the short term rentals that have been identified.

New Business

- RV Parking - Supervisor Martin said that it was brought to her attention about a couple locations in the township with multiple campers parked on them. The commission looked at the ordinance and it states that a property owner can have one recreational vehicle on their property that is owned by them. Supervisor Martin will contact these property owners letting them know that they are in violation of the ordinance.

Communications - None

Public Comment on Non-Agenda Items

- Ray Livingston asked about the possibility of creating 100x300 outdoor storage for RVs, as part of his Self Storage business. How would he go about it, what would be the recommended fence standard? Our ordinance does not really have anything pertaining to this. K. Jaeger suggested maybe contacting the MSU extension to see if they have any insight.

A motion to adjourn was made by R. Livingston seconded by K. Jaeger. Unanimous approval. Meeting was adjourned at 7:58 pm.

K. Jaeger 9-3-2020