

Ford River Township Planning Commission
Regular Meeting Minutes
May 4, 2022

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

Present: P. Dagenais, K. Jaeger, J. Church, K. Mineau.

Public Comment on Agenda Items - None

Conflict of Interest Declaration - None

Public Hearing

- Randy Scott - Solar Array

K. Jaeger made a motion to open the public hearing, seconded by P. Dagenais. Unanimous Approval.

Zoning Administrator C. Detiege explained the permit, and stated he did not receive any communications. Nels from Peninsula Solar was also on Zoom to answer any questions.

The commission discussed the permit and there was no public comment.

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 J. Church, Seconded by P. Dagenais. 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 J. Church, Seconded by K. Mineau. Unanimous Approval.

C. Will not be hazardous or disturbing to existing or future neighboring uses;

Motion Made to accept by J. Church, 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 J. Church, 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 P. Dagenais, Seconded by J. Church. 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 J. Church, 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 J. Church, 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 J. Church, Seconded by P. Dagenais. 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 P. Dagenais, Seconded by J. Church. Unanimous Approval.

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

Motion was made by K. Jaeger to approve the permit as written, seconded by P. Dagenais. Unanimous Approval.

- **Ordinance Review**

K. Jaeger made a motion to open the public hearing, seconded by J. Church. Unanimous Approval

S. McAdams asked about junk in the outdoor storage, the commission read the definition, which would keep the junk out.

Motion was made by K. Jaeger to close the public hearing, seconded by J. Church. Unanimous Approval.

A motion to approve as written and send to the Township Board was made by K. Jaeger, Seconded by P. Dagenais.

K. Mineau - Yes, K. Jaeger - Yes, P. Dagenais - Yes. J. Church abstained from voting as she is a member of the Township Board.

Minutes

- Planning Commission meeting minutes from April 2022 were approved with a motion by J. Church, seconded by P. Dagenais. Unanimous approval.

Reports

- Zoning Administrator C. Detiege provided the commission with the April Zoning Administrators Report.

Permits

- R1132, Donnell Hansen, R2, 4516 9.9 Ln, 4/6/22
009-302-021-60, New Fence
- R1133, Vince Bevins, R2, 4164 12th Rd, 4/6/22
009-054-012-00, 009-054-015-00, New Fence, New Shed, & Building Demo
- R1134, Kymberlee Bateni, R1, E5719 State Highway M35, 4/12/22
099-064-050-00, New Fence
- R1135, Bryan Beauchamp, RR, 709 S 14th St, 4/16/22
009-079-019-00, New Home

Special Use Permit Applications / ZBA Applications

- Gerald Fontaine - Public hearing was set the public hearing for June 1, 2022
- Reviewed additional old Special Use Permits

Unfinished Business

- Marijuana - Has been sent back to the Township Board for feedback.
- Short Term Rentals - K. Jaeger made a motion to remove from the agenda until everything is squared away with the new master plan, and then the commission will re-address, seconded by J. Church. Unanimous Approval.
- Master Plan Update - The commission reviewed the request for quote.
- CIP (Capital Improvement Plan) - Next step is to set a meeting with the Township Board, the commission provided the board with a few potential dates, the Board will set a date at their next meeting.

New Business - None

Communications

- Emails regarding Short Term Rentals

Public Comment on Non-Agenda Items

- R. Fettig - Asked about the special use permit for the tower on Houle's property, as long as there is an active contract, the permit is still valid.
- D. Brown - Let the commission know that someone sent out letters in regards to short term rentals in R1, it was not the Township.
- C. Detiege - will be sending out his laptop for repair, and will be without it for a little bit, but does have other access to e-mail, etc.

A motion to adjourn was made by J. Church, seconded by P. Dagenais. Unanimous approval. Meeting was adjourned at 8:00 pm.

 6-1-22