

Ford River Township Planning Commission
Regular Meeting Minutes
June 1, 2022

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

Present: K. Jaeger, K. Mineau, P. Dagenais, R. Ness. Absent: J. Church

Public Comment on Agenda Items

- K. Jaeger added Election of Officer under New Business

Conflict of Interest Declaration - None

Public Hearing

- Gerald Fontaine - Short Term Rental

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.

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

The permit would need:

- Septic Approval
- Fire Extinguishers/Smoke Alarm/Carbon Monoxide Detectors
- Contact Info Provided to All neighbors
- No Structural Changes to the Property
- To be renewed yearly
- Limit 4 persons

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 K. Jaeger, Seconded by R. Ness. 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 K. Jaeger, Seconded by P. Dagenais. Unanimous Approval.

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

Motion Made to accept by K. Jaeger, Seconded by R. Ness. 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 K. Jaeger, 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 K. Jaeger, Seconded by R. Ness. 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 P. Dagenais, Seconded by R. Ness. 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 K. Jaeger, 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 K. Jaeger, Seconded by R. Ness. 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 K. Jaeger, Seconded by P. Dagenais. 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 with the conditions, seconded by P. Dagenais. K. Jaeger - Yes, P. Dagenais - Yes, R. Ness - Yes, K. Mineau - Yes

Minutes

- Planning Commission meeting minutes from May 2022 were approved with a motion by P. Dagenais, seconded by K. Jaeger. Unanimous approval.

Reports

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

Permits

- Mark & Peggy Coyne, R1, E5089 Hwy M35, 5/3/22
009-064-062-00, New Fence
- Jeff Schertz, R2, E8698 Silver Creek Rd, 5/6/22
009-071-031-00, New Garage
- John & Cheese Pepin, RR, 3219 Deer Haven 12.3 Ln, 5/6/22
009-380-011-00, New Pole Building
- Steven Martin, RR, 141 Linzy Steve Rd, Crawfordville, FL, 5/9/22
009-067-006-00, Addition to existing home
- Jim Brassick, RR, 4457 12th Rd, 5/10/22
009-059-002-20, New Home
- Tara Clark, RR, 6016 G.5 Rd, 5/11/22
009-223-002-20, New Garage
- Cory Pangborn, RR, 5808 G.5 Rd, 5/20/22
009-235-014-00, New Pole Building
- Andrew Metzler, RR, 2155 H Rd, 5/31/22
009-101-011-40, New Garage

Special Use Permit Applications / ZBA Applications - None

Unfinished Business

- Marijuana - Supervisor Nelson will contact the township lawyer to start a draft for a new ordinance.
- Master Plan Update - Proposals are due by the 8th, all proposals will go through the township board.
- CIP (Capital Improvement Plan) - Planning commission and township board held a joint meeting on this, the board, fire department and water are working on inventory.

New Business

- Election of Planning Commission Officer.
 - Vice-Chairman - Motion was made K.Jaeger to nominate R. Ness, seconded by P. Dagenais. Unanimous Approval.

Communications

- Emails regarding Short Term Rentals
- Supervisor Nelson said he would be updating the website with the new planning commission member.

Public Comment on Non-Agenda Items

- R. Fettig - Wanted to make sure the commission was aware of the commercial solar issues going on around us. We do have something in the ordinance requiring a special use permit, but we should look at updating when we update the ordinance.

A motion to adjourn was made by K. Jaeger, seconded by P. Dagenais. Unanimous approval. Meeting was adjourned at 7:33 pm.

 7-6-22