

**Ford River Township Planning Commission
Regular Meeting Minutes
September 6, 2023**

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

Present: J. Church, K. Jaeger, K. Mineau, R. Ness, S. Ribble

Public Comment on Agenda Items - None

Conflict of Interest Declaration - None

Public Hearing

• David & Jennifer Hayes - Garage

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

Zoning Administrator C. Detiege explained the permit for a large pole barn.

One email was received in support, nothing against. No public comment.

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

The commission discussed it being on a private road, so he would need signatures.

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 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 R. Ness, Seconded by J. Church. Unanimous Approval.

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

Motion Made to accept by R. Ness, Seconded by J. Church. 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. Ness, Seconded by J. Church. 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. Ness, 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 R. Ness, Seconded by J. Church. 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. Ness, Seconded by J. Church. 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 R. Ness, Seconded by J. Church. 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, with the homeowner providing signatures by R. Ness, Seconded by J. Church. Unanimous Approval.

Motion was made by J. Church to approve the permit with the condition the owner provides all signatures from the private road, seconded by R. Ness. Unanimous Approval.

Minutes

- Planning Commission meeting minutes from August 2023 were approved with a motion by J. Church, seconded by R. Ness. Unanimous approval.

Reports

- Zoning Administrator Detiege provided the commission with the August Zoning Administrators Report.

Permits

- Ed Fredline, RR, 4586 K Road, Bark River, 8/16/23
009-065-031-00, New Garage
- Dennis Busick, E52014 M35
009-101-016-20, New Manufactured Home

Unfinished Business

- CIP (Capital Improvement Plan) - No Update
- Master Plan - Waiting on Graef for draft copy of the Master Plan.

New Business - None

Short Term Rental Renewals

- All short term rentals will have to be initially renewed in the fashion they were granted. Public hearing for all up for renewal will be scheduled for January 17th, at 7 pm.

Special Use Permit Applications / ZBA Applications - None

Communications - None

Public Comment on Non-Agenda Items

- R. Fettig - Suggested the commission review sections 602 & 603, reasons why when approving a permit.
- J. Church - Training by the MTA in Harbor Springs, there is training for the Planning Commission, let Clerk know if interested.

A motion to adjourn was made by K. Jaeger, seconded by R. Ness. Unanimous approval.
Meeting was adjourned at 7:40 pm.

 10-4-23