

Ford River Township Planning Commission Regular Meeting Minutes

August 3rd 2017

1. Meeting called to order at 7 pm by Mr. Fettig and Pledge of Allegiance to the Flag was recited.
2. Roll call was taken and Mr. Lippens, Mr. Wellman, Mr. Fettig and Dr. Kolinsky were present
3. No Public Hearing was scheduled.
4. None of Public citizens had comments on agenda items.
5. Motion was made to approve the meeting minutes from July was made with Motion to approve made by Mr. Lippens and seconded by Mr. Fettig. All were in favor.
6. Permits presented to the board by Supervisor Fontaine from G. Bartol and D. Busick were approved with a motion by Mr. Lippens and a second by Dr. Kolinsky with all in favor.
7. Unfinished business:
 - A. Conditional Use for Cell Tower not resolved, they are still working on the paper work. Will continue to monitor
 - B. Land Division ordinance still be worked on by Supervisor Fontaine. History of present ordinance is not available and Supervisor Fontaine is presently working on this and many other issues. Present road criteria is an issue in the land division. Criteria is set in Section 607 of the Ford River Township Zoning ordinances, which designates the road type and quality, and also Section 7 G which limits the number of ownerships serviced by a private road. Mr. Fettig has looked through several other township's requirements that are stricter than we presently have. Comments by public (Don and Kristi Jaeger) state that they have researched and that land division cannot occur if it extends the road beyond 2000 feet. They expressed a need for some leeway as the State of Michigan has less strict criteria than the township presently has. They also stated that they are working on improving the road that presently exists on L.25 with grading and adding gravels to areas of holes. Land Division is not part of the planning commission's workload but zoning is and how they affect each other is the discussion. Supervisor Fontaine stated that one thing that has to change is an appeal process to land division as she is the only one making the decisions and presently there is no appeal process to her decisions. She believes that the lack of appeal process needs to be addressed. Supervisor Fontaine also stated that she could use more help in navigating the process as it is only her that is available to look into the issues of land division. Mr. Fettig expressed thanks to Supervisor Fontaine for her willingness to ask for help. The county assessor is one who could help but our present assessor is leaving next year and currently it is a position that is hard to fill with qualified people. Mr. Fettig brought up that the lack of a good municipal attorney is also a problem. We will continue to review other land division acts (the one from Norman Townships) and work on our process and be aware of our specific townships circumstances.
 - C. Ordinance approved at the July meeting which was adopted by the Board. Timeline public hearing on 6/1/2017, planning commission on 7/6/2017 approved by the Board 7/10/2017 ran in The Daily Press 7/28/2017 making it effective on 8/4/2017. We will get copies after

Mr. Fettig reviews it for errors and then it will go to the printers to get copies for all Members and the Board. Supervisor Fontaine is also working on getting new copies of the map from CUPPAD with the signatures that approved the map in 2008. She is also working on getting new binders with new tabs on the different sections that we need to have as review guidelines.

D. Ponds will be put off until the fall so Mr. Mattson can look into it more.

8. New Business

A. Corey Hansen: Storage Unit Complex, 4409 M. Road. Mr. Hansen has reached out to Supervisor Fontaine. She has given him the information on the special use permit. She needs the information and she told him the soonest would be the September meeting for a public hearing.

B. Planning Commission Meeting Minutes. Supervisor gave all on the Board copies of How to Take Minutes for Administrative Decisions from the Land Used Series from MSU's Extension to help all on the board know what is required to be in meeting minutes to make our minutes complete. This is important not only for us to look back on what was going on at the times but also to defend the decision that was made. No other comments and this will be discussed again at the next meeting.

9. Communications: Norman Township Land Division Ordinance was received and will be reviewed by all.

10. Public Comments on Non-Agenda Items. All agreed that Supervisor Fontaine is doing an excellent job keeping up on issues and working through them.

Mr. Shann commented that the private road L.25 which was put in 12 years ago that the County Road Commission said that they would adopt the road once it was built but the township board at that time said no to the turn over to the County of the private L .25. He questioned whether we could revisit the issue to turn over the private L .25 Rd. to the county. Supervisor Fontaine replied that this would have to go to the Ford River Twp. Board and also now the County Standards have changed and the Township would not pay for one road to meet standards. Mr. Lippens asked Mr. Shann details about State funding to help with costs. Consensus was that the State would not give them money to upgrade to bring it up to county standards but that is something they could, as private citizens, look into themselves. Mr. Wellman pointed out that everyone on that private road would have to agree to the upgrades in order for it to proceed even if funds were available. Mr. Shann again stated that he was told by "someone" in the county road commission that it was the townships denial of status that kept the private road L.25 from being taking over. Mr. Wellman stated that in all his years in the township that this statement was not true. Supervisor Fontaine stated that previous minutes does support Mr. Shann's statement.

Everyone agreed that the cost for the residents to bring L .25 up to county standard would be prohibitive. Supervisor Fontaine made a statement that then county and township are trying to work together and not to pit one agency against the other. Resident Kristi Jaeger stated that it was all good.

11. Supervisor Fontaine will be gone a week in August so some permit may be present that her deputy Dennis Jahnke did.

12. Motion to Adjourn was made by Mr. Lippens seconded by Dr.Kolinsky at 7:50pm.

Minutes revised 10/04/2017 to reflect errors made in previously typed minutes. Done by Carol Kolinsky.

Carol Kolinsky