

Ford River Township Planning Commission Regular Meeting

Minutes November 2, 2017

1. Meeting was called to order at 7:00 p.m. by Mr. Nelson and pledge of Allegiance was recited.
2. Roll call was taken and Mr. Nelson, Mr. Fettig, Mr. Nelson and Dr. Kolinsky were present. Mr. Lippens was absent.
3. No public comment on the agenda.
4. There were no permits.
5. Unfinished business
 - a. Cell tower on K Road. As Supervisor Fontaine was not present at the meeting this was tabled.
 - b. Ponds was also tabled as Supervisor Fontaine was not able to be present.
 - c. Everyone was reminded of the Educational opportunity on handling solar power permit/regulation on November the 13th 2017.
6. New Business
 - a. Wayne and Pam Caron asked this board to ok a division of their commercial land as he states the final sale is set for tomorrow. They did not have a drawing as they said Supervisor Fontaine had the drawing. They said they had a permit to sell from a meeting in June. Mr. Nelson replied saying that by dividing the property they are doing something different than a simple sale. The Caron's replied that there is a tool shop, on the 10 acres with the home, which is being sold. That tool shop could be a commercial building. The remaining 10 acre parcel has the larger commercial building. Mrs. Caron mentioned that the remaining 10 acre parcel could also be split. Mrs. Caron also stated that Supervisor Fontaine initially stated it would be alright so they scheduled the sale and then called to tell them that they would have to meet with us first. Mr. Nelson cited 602 E& F. The tool shed that was built behind the house was built for commercial use. Mr. Caron was confused about the sale of his property. Mr. Nelson asked him why he bought a commercial property. Mr. Caron's reply was that he looked but couldn't find anything for sale in that area so he bought the commercial lot and then put up a house and a commercial building to satisfy the commercial aspect of the land use. When asked why he expected us to help him out of a situation he put himself into he replied "what else are you people here for but to help us out". He also asked the board why they "don't want to stick their neck out as he is willing to stick his neck out". Mr. Caron was asked if the buyers are buying it with only residential in mind, his reply was that the man wanted to make knives in the tool shed that he is self-employed. Mr. Fettig wanted to be sure that the shed that on the property that has the house on it be of commercial

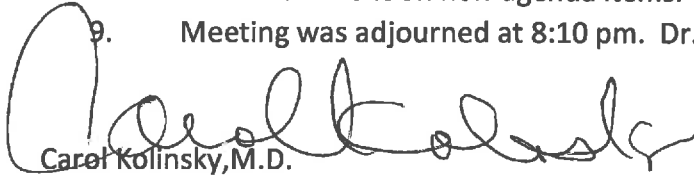
use only. The Caron's did not know how you could make that requirement as once it is bought people can do whatever they want with the building. Mr. Fettig suggested a deed restriction, the Caron's suggested that they just get a change to residential zone. He was told that we couldn't spot zone like that. He is also got a potential buyer for the 10 acre with the large storage unit. Mr. Caron was told he has to sell it commercial with the information to any potential buyer that they can't build a house without a special use permit with the information that a special use permit is not a 100% sure thing. Motion was made by Mr. Fettig that Mr. and Mrs. Caron could divide their commercial property into 2- 10 acre parcels with the special use permit house intact and the shed behind the house zoned as commercial and used as commercial only. Vote on motion was unanimous.

b. There was no other new business

7. Communications: there were none.

8. Public comment on non-agenda items. There were none.

9. Meeting was adjourned at 8:10 pm. Dr. Kolinsky Moved and Mr. Fettig Seconded



Carol Kolinsky, M.D.