

Ford River Township Planning Commission
Regular Meeting minutes
Meeting date October 1, 2015

The meeting was called to order at 7:00 p.m. by Chairman Nelson.
Present were: Mr. Ciminskie, Mr. Wellman, Mr. Tryan. Absent: Mr. Lippens
Also in attendance: Three citizens and Supervisor Fountaine

Public Hearing – None

Public Comment on agenda items - none

Minutes

Planning Commission meeting minutes of September 3, 2015 were approved on a motion by Mr. Tryan, seconded by Mr. Ciminskie. Unanimous.

Permits

1. Joe Pascoe 30' x 130' commercial building

Unfinished Business –

The items being looked at that would require an ordinance change were discussed

A Public Hearing will be need to be scheduled to consider the following items:

1. Definition of a Private Landing strip and ordinance requirements (similar to Humbolt Twp.)
2. Move Group Day Care Homes from 604 to 4XX (new 421) to be in a section separate from the General Standards for Special Uses.
3. Change the language in 606 from “appeal to the Township Board” to “appeal to the Zoning Board of Appeals.
4. Re-word the Commercial definition and intent. 313 Add definition of “Commercial Activity.”
5. New wording for Permitted Commercial uses. **Drop item**
6. Determine acceptability of Condominiums in some districts. Possibly included as PUD – **Drop item**
7. Changes to 412 “lot of record.” Change to “any new lot.”
8. Language on keeping of Bees. **Drop item**
9. Review definitions for any that should be added or changed. (Attached garage, base site area #58 & #97)
10. Wind turbine/wind generator (**Drop** wind generators – need more information), Solar power collectors, (nuisance items-light flicker, Open Space Ratio) Special use permits required – Free standing solar collectors require permit. Need a definition of “free standing solar collectors.”
11. Change 305 to remove Zoning Board of Appeals – change to Planning Commission
12. Move Gas Stations to conditional use (313) **Drop item**
13. How to handle a proposed use that is similar to a permitted use. **Drop item**
14. Other parking lot items

New Business –

- A letter was sent to Wayne Caron requiring a resolution to his violation of the issued zoning permit.
- It was announced that Dennis Tryan would be leaving the Planning commission as of the end of the year. A replacement is being sought,
- A question was asked if a permit can be issued for a new home to be placed on a property that currently has a trailer that is being used for storage. As long as the trailer is only for storage a permit can be issued.
- Would it be helpful to have Rory Mattson come in and talk to us about quarries. Yes

Communications – None

Public Comment – The Planning Commission accomplished a lot tonight.

Motion to adjourn by Mr. Tryan, second by Mr. Cimiskie Unanimous.
Adjourn 8:32.

Parking Lot items

Monitor / review the Master Plan. (Review in 2019)

Re-word Commercial definitions.

Marihuana Ordinance - review as law is clarified.

Consider adding condominiums as allowable use.

Wind generators

Review private airstrip regulation

Create a list of non-conforming private roads.

A handwritten signature in cursive script, appearing to read "J. Luthi". The signature is written in dark ink on a white background.