

8

Ford River Township Planning Commission
Regular Meeting Minutes
October 4, 2018

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

Present: Mrs. Jaeger, Mr. Livingston, Mr. Wellman, Mr. Mineau. Absent: Dr. Kolinsky

Public Comment on agenda items - None

Conflict of Interest Declaration

- Mrs. Jaeger stated she had a conflict of interest with the public hearing, due to being a direct neighbor to Mr. Shann, she will not be participating or voting in the public hearing.

Public Hearing

- Ten Acre Woods, LLC/Shann Special Use Permit

A motion was made by Mr. Livingston, Seconded by Mr. Mineau to open the public hearing. Unanimous Approval.

Supervisor Fontaine read her Administrators Position Paper into the minutes, as well as the two letters received from neighbors, one for and one against the special use permit.

Mr. Mineau stated before he voted he wanted to make sure we had all the facts, he went back and looked at all the previous minutes as well as all of the documents submitted by Mr. Penokie, Mr. Shann, Supervisor Fontaine and the Township attorney. He's looked at maps of the area as well as the signatures, as well as re-reading the ordinance. In his opinion he sees no legitimate reason to deny Mr. Shann his special use permit.

Mr. Livingston stated he did a job site visit, there is some noise, but it is no different than what he has at his house. In fact, while he was passing through he could hear a leaf blower that was louder than any piece of machinery in a workshop.

No Public Comment.

Voting on Section 604 General Standards Commenced.

- 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 Mr. Mineau, Seconded by Mr. Wellman. Unanimous Approval.
- 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 Mr. Mineau, Seconded by Mr. Wellman. Unanimous Approval.
- Will not be hazardous or disturbing to existing or future neighboring uses;
Motion Made to accept by Mr. Livingston, Seconded by Mr. Mineau. Unanimous Approval.
- 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 Mr. Livingston, Seconded by Mr. Wellman. Unanimous Approval.
- 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 Mr. Livingston, Seconded by Mr. Wellman. 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 Mr. Livingston, Seconded by Mr. Wellman. 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 Mr. Livingston, Seconded by Mr. Wellman. 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 Mr. Livingston, Seconded by Mr. Wellman. 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 Mr. Livingston, Seconded by Mr. Wellman. Unanimous Approval.

Motion was made by Mr. Livingston to approve special use permit as written, seconded by Mr. Mineau. Unanimous Approval.

Motion was made by Mr. Livingston to Close the hearing, seconded by Mr. Mineau. Unanimous Approval.

Minutes

- Planning Commission meeting minutes from September 6, 2018 were approved with a motion by Mrs. Jaeger, seconded by Mr. Livingston. Unanimous approval.

Permits

- Z1028 Nick & Bridget Naser, RR, 1882 F. Rd
009-110-010-00, 10'x32'Home Addition, 54'x48' Attached Garage, 9/8/18
- Z1029 Mayville/Clark, Land Division Application, 9/10/18
- Z1030 Gerald Pirkola, R2, 3891 L.15 Lane
009-065-025-00, 48'x88' treated lumber fence, 6'-8' high, 9/15/18
- Z1031 Kimberly Jackson, R2, 4160 Hwy M-35
917-288-3909, Pressure treated wood fence, 6' high sections: 65', 50', 20', 72' & 4' high section L 100'. S Fence will be pulled slightly back from property setback lines. Property owner knows they must maintain w/out going on neighbors property, 9/15/18
- Z1032 Tony Beauchamp, RR/AP, 5409 G.5 Road
009-226-015-00, 50' x 100' Building on RR, 9/29/18

Mr. Wellman made a motion to accept permits, seconded by Mr. Mineau. Unanimous approval.

Unfinished Business

- Ordinance Review - The board discussed Home Occupation and use of Cottage Industry. Does it need to be changed? Do we call it Home Occupation (Class I) and Home Occupation (Class II).
The board is going to look at the definition in section 202, #69, #70. As well as some additional information on heights of towers.

New Business - None

Communications - None

Public Comment on Non – Agenda Items - None

A motion to adjourn was made by Mrs. Jaeger, seconded by Mr. Mineau. Unanimous approval. Meeting was adjourned at 8:04 pm.

Parking Lot Items

Ordinance Review

There is a discrepancy between 406-E-2 and 421-D-4

A motion was made by Mr. Lippens, seconded by Mr. Wellman to use the wording in section 421, all support structures must be set back from all property lines a distance equal to its height. Unanimous approval.

Krist Jaeger 11/1/18