

Ford River Township Planning Commission
Regular Meeting minutes
Meeting date December 1, 2016

The meeting was called to order at 7:00 p.m. by Mr. Nelson.

Present were: Mr. Wellman, Mr. Fettig, and Mr. Lippens, Mr. Ciminskie

Also in attendance: Eleven citizens and Supervisor Fountaine.

Public Hearing – None

Public Comment on agenda items –

-Is the private landing strip finalized now? Yes, the language is finalized but it still needs to be approved.

-Is the solar panel policy in effect yet? Some of the language is confusing. The part of the policy requiring a permit for installing or modifying a structure is in effect, the same as any other property addition. Some of the language is still being worked on to try to include the changing technology.

- A question was asked about the granting of an easement and the splitting of property. The easement can be done any time without a permit. Any division of land requires following the Land Division Act. This is a state law that we have no control over. A land division would require the easement to be 66 feet wide.

Minutes

Planning Commission meeting minutes of November 3, 2016. Minutes were approved on a motion by Mr. Lippens, seconded by Mr. Ciminskie. Unanimous.

Permits –

1. Ken Penokie - change roof structure for storage

Unfinished Business –

- **Supervisor Fountaine stated that the neighbor is still complaining about Mr. Shanns home occupation / sawmill. This is an R-2 district and business are not allowed. The portable equipment is often used – not temporary. There is also an industrial planer being used. There was some outdoor cleanup done. This activity can lower property values.**
- **Mr. Shann stated he is no longer taking orders. The planer he uses is a small workshop planer – not an industrial planer. He has not taken orders or operated the business since November of 2015. He says he is following the process required by the Planning Commission. He says he is willing to work with his neighbors if they can work things out.**
- **Another neighbor stated that they did not hear any noise from the Shann property.**
- **Mr. Shann and his neighbors had an additional conversation after the meeting ended.**

Preparation for ordinance change – (other issues have been settled and are not included as unfinished.)

Solar power collectors, Special use permits required – Freestanding solar collectors require permit. Definition of “freestanding solar collectors.” OK (Free standing means having internal/integral supporting structure) Wall or roof mounted solar panels are a permitted use. Still unanswered, should house attached solar panels require a permit? Get new language and opinion from CUPPAD. **New Discussion** – This should apply to all buildings not just residences. Solar panels would be a permitted use if flush with the roof or wall. If there is a change to the roof or wall a permit is required. **Check with CUPPAD again on this issue**

New Business –

Meeting dates for 2017 were agreed to. They are: January 5, Feb. 2, March 2, April 6, May 4, June 1, July 6, Aug. 3, Sept. 7, Oct. 5, Nov. 2, Dec. 7. Motion to approve the dates by Mr. Lippens, Second by Mr. Fettig. Unanimous.

In January 2017 Carol Kolinsky will be replacing Jim Ciminskie of the Planning Commission. We thank Mr. Ciminskie for his years of service on the Board.

Communications – A letter was received from Mr. Neumann (MSU) regarding what is allowed if the Ordinance is silent on a use. If something is not specifically allowed in the ordinance it is determined to not be allowed.

Public Comment –

- A question was asked if a permit was required to replace the door to a garage. No permit is required.

Adjournment

Motion to adjourn by Mr. Lippens second by Mr. Fettig. Unanimous.
Adjourn 7:52.

Parking Lot items

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

Marihuana Ordinance - review as law is clarified.

Wind generators

Create a list of non-conforming private roads.

