

Ford River Township Planning Commission  
Regular Meeting minutes  
Meeting date July 7, 2016

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

**Public Hearing** – None

**Public Comment on agenda items** – None

**Minutes**

Planning Commission meeting minutes of June 2, 2016 had a correction to the letter sent in by Darryl Shann – he states that he may be seeking a “special use permit” he would actually be seeking a home occupation permit. With this change the minutes were approved on a motion by Mr. Ciminskie, seconded by Mr. Fettig. Unanimous.

**Permits** –

1. Dan Salmon 4590 K. Road 009-056-013-00 8'x40' addition to trailer
2. Joseph & Robin Lasnoski E4905 M-35 009-370-068-00 28'32' Garage w/ loft (unfinished)
3. David Hayes 4308 K. Road 009-059-012-00 16'x24' Garage addition & 35'x42' Home addition

**Unfinished Business** –

**Preparation for ordinance change**

Items listed below that have acceptable language agreed to will not be listed on future agendas. Those items are in *bold italic*

1. Definition of a Private Landing strip and ordinance requirements – **Additional new language has been proposed to the language already evaluated.**
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. OK***
3. ***Change the language in 606 from “appeal to the Township Board” to “appeal to the Zoning Board of Appeals. OK***
4. ***Re-word the Commercial definition and intent. 313 Add definition of “Commercial Activity.”  
New Language provided by CUPPAD (providing goods or services for compensation)***
5. Changes to 412 “lot of record.” Change to “any new lot.” **OK.** Change 20' easement to 66'
  - \*Remove all of 607-A and renumber all of the remainder of 607
  - \*Remove definition #82
  - \*Change current 607-C to add the word “new” 607-C becomes “All new private roads...” Ordinance needs to agree with the Land Division Act as to number of houses that creates a Private Road as opposed to a shared driveway. Change private roads to 3 or more homes not 5. **New Discussion – the vehicle code defines private road as more than one home. Is the vehicle code pertinent to zoning and land use?**

**\*\*leave definition #82 as “Lot of Record” is still referred to in section 406.**
6. ***Review definitions for any that should be added or changed. (Attached garage, base site area #58 )  
New language provided by CUPPAD (Base site area is the square foot of the lot minus road right-of-way and minus any other easements. What is left is base site area.). Definition 58 talks about a Floor Area Ratio – there is no place in the ordinance that that ratio is used or any indication of what is an***

**acceptable Floor Area Ratio. Remove 607A and renumber. Remove definition 82 Floor Area Ratio. Open Space Ratio (definition 97) will be left as is.**

7. 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.

**8. Change 305 to remove Zoning Board of Appeals – change to Planning Commission OK**  
**\*\* remove this change as it is in conflict with section 1004 B3 which is required by PA 110.**

-Wayne Caron Permit violation. On hold per Judge Parks until October.

**New Business** –

-A question was asked about what constitutes a proper fence. There is no all-inclusive definition. Each case will need to be determined on its own. It was agreed that Sheet Steel should be prohibited as a fence material. The discussion also included a consideration of changing the fence set back from the property line to some other distance from the property line.

-A public hearing will be scheduled for the August meeting to consider a Special Use request by Richard Ness.

**Communications** – Information was distributed from a training session on zoning.

**Public Comment** –

-It was suggested that the Township needs to hire a zoning enforcer. We had that position in the past.

Motion to adjourn by Mr. Ciminskie second by Mr. Fettig. Unanimous.  
Adjourn 8:30.

**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.

