

Ford River Township Planning Commission
Regular Meeting minutes
Meeting date June 2, 2016

The meeting was called to order at 7:00 p.m. by Vice Chairman Lippens.
Present were: Mr. Wellman, Mr. Fettig, Mr. Ciminskie. Absent Mr. Nelson
Also in attendance: Eight citizens

Public Hearing – None

Public Comment on agenda items – None

Minutes

Planning Commission meeting minutes of May 5, 2016 were approved on a motion by Mr. Wellman, seconded by Mr. Fettig. Unanimous.

Permits –

1. Susan Moir 4465 12th Rd 009-059-002-30 80'x60' Pole Building – Hold this permit for public hearing since the size is greater than allowed in the ordinance.
2. Brian Johnston 4838 M-35 009-065-052-10 16'x80' trailer
3. Carrie Cooper E4827 Hwy M-35 009-370-057-00 16'x20' addition to existing shed & 10'x14' screened in porch
4. Brenda Hardy 4356 L.25 Lane 009-060-039-00 (2) 24'x24' accessory bldng & (1) 20'x26' addition to house
5. William Jonson 4308 K. Road 009-059-012-00 (1)16'x24' addition to garage, (1) 24'x40' addition to home
6. Chris Ginter 3740 9th Lane 009-070-014-00 25'x40' addition to home
7. Ormal Posenke 5303 12th Rd. 009-062-005-00 (1) 6' High 72' length fence on side of parcel, (1) 3' High 48' length front, (1) 6' High 24' length fence
8. Suzanne Jennings 4411 10TH Rd. 009-302-026-10 16'x32' roof addition over deck
9. Sally Zimmer vacant parcel 009-112-008-40 34.8'x54'10" Cabin, 25'x22' attached garage, deck and covered porch

Unfinished Business –

Preparation for ordinance change – tabled until full board present.

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 – **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.

****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

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.**

Mr. Rick Ness provided some technical information on the type of airplane he owns.

-Wayne Caron Permit violation. Judge Parks has determined that Mr. Caron should have until October 24, 2016 with a court date in November 2016 to rectify the violation.

New Business –

- a question was asked why there is no township enforcement of the ordinance on unapproved home occupations. Was a clean up order given to the furniture builder? He is operating and piling sawdust too close to the river. The Supervisor has spoken with the individual. He is not in operation at this time and will seek a home occupation approval if he wishes to resume operations. If he is working too close to the river that would be a DNR issue, not zoning.

Communications – None

Public Comment –

- A question was asked about the procedure if something is in existence before the ordinance change. Anything in existence before a change is grandfathered and allowed to continue.

Motion to adjourn by Mr. Ciminskie second by Mr. Fettig. Unanimous.

Adjourn 7:15.

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.

