

Ford River Township Planning Commission
Regular Meeting minutes
Meeting date September 3, 2015

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

Public Hearing – None

Public Comment on agenda items - none

Minutes

Planning Commission meeting minutes of August 6, 2015 were approved on a motion by Mr. Lippens, seconded by Mr. Ciminskie. Unanimous.

Permits

1. Chris Doyle R1 vacant parcel, no address 009-550-003-00 72'x58' home and garage, 12'x20' shed
2. Mike & Regina Furmaski RR 4380 M Road 009-061-017-00 24'x32'garage
3. Katie & Josh Tryan RR vacant parcel, no address 009-052-016-11 26.8'x48' Home
4. Jim Harrington R2 E4968 Hwy M-35 009-370-010-00 12'x20'Deck
5. Bryan Thetford RP 3385 9th lane 009-080-010-00 20'x40' addition to existing pole building
6. John Klapko (Fishery Pointe) R1 E5043 Hwy M-35 009-064-058-00 6'x16' addition (move existing deck)

Unfinished Business –

-Changes to the zoning map along M-35 changing RR/R2 were discussed and it was determined the benefit of the change was not worth the effort to make the change. The issue was tabled.

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

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

-Definition of a Private Landing strip and ordinance requirements (similar to Humbolt Twp.)

-Move Group Day Care Homes from 604 to 4XX to be in a section separate from the General Standards for Special Uses.

-Change the language in 606 from “appeal to the Township Board” to “appeal to the Zoning Board of Appeals.

-Re-word the Commercial definition and intent. 313

-New wording for Permitted Commercial uses.

-Determine acceptability of Condominiums in some districts. Possibly included as PUD

-Changes to 412

-Language on keeping of Bees.

-Review definitions for any that should be added or changed. (Attached garage, base site area #58 & #97)

-Wind turbine/wind generator, Solar power collectors, (nuisance items-light flicker, Open Space Ratio)

-Change 305 to remove Zoning Board of Appeals

- Move Gas Stations to conditional use (313)

-How to handle a proposed use that is similar to a permitted use.

-Other parking lot items

New Business –

-Discussion of a possible gravel pit. The proposed location is not 1,000 feet from a residence. The County looked at the property and feel there is too much topsoil above the gravel to be desirable. The project will most likely no go forward.

-It was recommended that the change to Jaeger road be removed from the parking lot. Since there has been no significant interest shown in this change the item will be removed.

Communications – None

Public Comment –

-Can a trailer be placed on a lot and put on a base? No a trailer must be on wheels or it constitutes a second dwelling on a property.

-Can a camper be parked/stored on a property – no

- Does the golf course on Jaeger Road have a special use permit? Special use permits must be in active use. If the use stops for 18 month the permit is no longer valid. The golf course may be a non-conforming use.

Motion to adjourn by Mr. Lippens, second by Mr. Cimiskie Unanimous.
Adjourn 8:25.

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 black ink, appearing to read "Jim Cimiskie". The signature is written in a cursive, flowing style with a large initial "J".