

Ford River Township Planning Commission
Regular Meeting minutes
Meeting date February 5, 2015

The meeting was called to order at 7:00 p.m. by Chairman Nelson
Present were: Mr. Ciminski, Mr. Wellman, Mr. Lippens, Mr. Tryan.
Also in attendance: Four citizens, Supervisor Fountaine, and Mr. Smith from CUPPAD

Public Hearing – None

Public Comment on agenda items – A comment was made relating to a discrepancy in the minutes of the -January meeting concerning the county not using Special Use Permits. The minutes will be revised to show the change.

-A question was raised about clearing all of the parking lot items at one time. This is possible but some of the items require changes to the ordinance which carry costs and should only be done when the cost of the changes can be justified.

Minutes

Planning Commission meeting minutes of January 8, 2015 as corrected were approved on a motion by Mr. Tryan, seconded by Mr. Lippens. Unanimous approval.

Permits –

1. Barbara Flath 5362 Portagew Point 009-530-103-00 13' x 22' addition.

Unfinished Business –

Mr. Smith from CUPPAD was in attendance to answer questions and go over some zoning map concerns.

-604J – Group Day Care Homes – This is covered by State licensing law. Our ordinance matches the language in the law – no need to change it. 604,J,4 is not needed – it is also covered in the law. Signs and parking do belong in the ordinance.

-The term “lot of record” in 412 and 413 (def 82) is OK but could be expanded. There could be situations such as land contracts that are not recorded. We should check other ordinances for better definition.

-413 non-conforming private roads. It was recommended that we list all non-conforming private roads. Check with the attorney regarding what to do with private roads that were in existence before the ordinance was adopted.

-Does 413 conflict with 412? He does not see a problem.

-If a use is not listed in the ordinance, is it permitted? All uses must be listed to be permitted. Michigan law requires that the ordinance provide for all legal uses. Either the ordinance can be changed or arguments why it should or should not be allowed can be made. Presumption of validity is with the Planning Commission. If uses are included it is recommended to use standard classifications codes for commercial or industrial.

-Should home occupations be covered as accessory uses or by a special use permit with a hearing? Both work. Be consistent, none can have non-resident workers.

-Zoning map questions. It is impossible to determine exact zoning boundaries with our current maps.
Some sections of the map where there are zone changes can be blown up to much larger scale.
Add dimensions and/or standard statement on dimensions.
The Planning commission should make a list of sections that should be enlarged.

New Business – None

Communications – none

Public Comment –

Good meeting. Lots of good information.

A motion to adjourn was made by Mr. Lippens, Second by Mr. Tryan. Unanimous approval.
Meeting adjourned at 8:25 pm.

Parking Lot items

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

Consider the possible re-zoning of Jaeger road to RR from the R-2 due to typical use in the area
Re-word Commercial definitions.

Marihuana Ordinance - review as law is clarified.

Consider adding condominiums as allowable use.

Wind generators

Review private airstrip regulation

A handwritten signature in blue ink, appearing to read "J. L. Lippens".