

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

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

Present were: Mr. Ciminski, Mr. Fettig, Mr. Lippens. Absent, Mr. Wellman

Also in attendance: Five citizens, Supervisor Fountaine, Rory Mattson (Delta Conservation District,
Richard Smith (CUPPAD)

Public Hearing – None

Public Comment on agenda items - none

Minutes

Planning Commission meeting minutes of December 3, 2015 were approved on a motion by Mr. Fettig, seconded by Mr. Lippens. Unanimous.

Permits

1. Gary Vandrese 4228 K road 009-059-016-30 36 x 56 Barn home

Unfinished Business –

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 – **Definition and ordinance language acceptable**
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’**
6. Review definitions for any that should be added or changed. (Attached garage, base site area #58 & #97)
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.) Base site area is used in definition 97 to define how much of a lot must be left as open space and refers to Section 401 – which does not give an open space ratio. 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. Should an open space ratio be defined for any zone? Should a Floor Area ratio be defined for any zone?
7. Solar power collectors, (Open Space Ratio) Special use permits required – Freestanding solar collectors require permit. Definition of “freestanding solar collectors.” **OK (Free standing means having internal/integral supporting structure)**
8. Change 305 to remove Zoning Board of Appeals – change to Planning Commission **OK**

-Wayne Caron Permit violation is in the hands of the Township attorney

New Business –

Rory Mattson was in attendance to address Soil Erosion, Quarries and Pits. Soil erosion permits required if moving dirt within 500 feet of a waterway or areas greater than one acre. If an old pit is being used – a permit is required. If the land is publicly owned and it is a Government agency – no permit is required. A new definition of Quarry (#106) is needed. He will provide new language relating to Soil Erosion and Quarries.

Richard Smith was in attendance and provided several definitions that have been added to the ordinance change language. Base Site Area, Commercial, Freestanding. (Language in #6, #4, #7 above.)

Election of Planning Commission Officers for 2016

<u>Office</u>	<u>Nominated</u>	<u>Nomination</u>	<u>Second</u>	<u>Close Nominations</u>	<u>Second</u>	<u>Vote</u>
Chair	Mr. Nelson	Mr. Lippens	Mr. Fettig	Mr. Lippens	Mr. Ciminskie	Unanimous
Vice-Chair	Mr. Lippens	Mr. Ciminskie	Mr. Nelson	Mr. Ciminskie	Mr. Fettig	Unanimous
Secretary	Mr. Ciminskie	Mr. Lippens	Mr. Nelson	Mr. Lippens	Mr. Ciminskie	Unanimous
Vice-Sec.	Mr. Lippens	Mr. Fettig	Mr. Ciminskie	Mr. Ciminskie	Mr. Lippens	Unanimous

Thanks was extended to Dennis Tryan for his years of service on the Planning Commission since this is his last meeting on the Board.

Communications – Approved 2016 meeting dates were distributed.

Public Comment –

- An open space ratio may be desirable in the R-1 district. Higher priced homes going in may want additional accessory buildings
- Question -can the remaining Brotherton property be changed. A plan can be submitted.

Motion to adjourn by Mr. Ciminskie second by Mr. Lippens Unanimous.
Adjourn 8:10.

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.