

Ford River Township Planning Commission
Regular Meeting minutes
Meeting date October 6, 2016

The meeting was called to order at 7:00 p.m. by Mr. Fettig.

Present were: Mr. Wellman, Mr. Ciminskie. Absent Mr. Lipens, Mr. Nelson

Also in attendance: Five citizens and Supervisor Fontaine.

Public Hearing – None

Public Comment on agenda items –

-Wayne Caron asked if it was possible to split the property he is living on into three parcels. The property is zoned Commercial. He has 20 acres. He was informed that the property could be split using the Land Division Act. All of the split section would still be zoned Commercial.

Minutes

Planning Commission meeting minutes of September 1, 2016. Minutes were approved on a motion by Mr. Wellman, seconded by Mr. Ciminskie. Unanimous.

Permits –

1. Wayne Caron E5185 Hwy M-35 009-064-051-00 28'x56' Home, 1 story attached to house, 28'x8' deck,
16'x20' accessory building
2. Ted Brzoska 3250 I Lane 009-186-018-00 10'x12' accessory building
3. Jason Wery 1909 F. Road 009-110-008-10 20'x30' accessory building-permit was revised, original permit
pulled 7/16/16 for 16'x24' accessory building.
4. Jim Sigrids 4081 L.15 Lane 009-065-033-00 18'x18' addition (1) story, 10'x10' porch

Unfinished Business – Tabled until full board is in attendance.

Preparation for ordinance change – (other issues have been settled and are not included as unfinished.)

1. Definition of a Private Landing strip and ordinance requirements – **Additional new language has been proposed to the language already evaluated.**

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 (This needs to remain because it is referenced in section 406)

*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?

It was discussed and determined that the ordinance would remain at three or more for private roads. **Supervisor Fontaine will check with MSU regarding the land division act and this question.**

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. **Check with CUPPAD again on this issue**

New Business – None

Communications – None

Public Comment – None

Motion to adjourn by Mr. Ciminskie second by Mr. Wellman. Unanimous.
Adjourn 7:10.

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.