

Ford River Township Planning Commission  
Regular Meeting minutes  
Meeting date March 3, 2016

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

Public Hearing – None

Public Comment on agenda items – Add a question to New Business about non-standard lots.

Minutes

Planning Commission meeting minutes of February 4, 2016 were approved on a motion by Mr. Fettig, seconded by Mr. Ciminskie. Unanimous.

Permits - None

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 OK**
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 or houses that creates a Private Road as opposed to a shared driveway. Change private roads to 3 or more homes not 5.**
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.). 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**

-Wayne Caron Permit violation is in the hands of the Township attorney. He has requested another year to comply. Request denied. Scheduled for a jury trial.

**New Business** The Board was informed that there are two lots that are grandfathered with less than the required size in the current ordinance. Owners are requesting permits to build on those lots. They appear to have been created before the ordinance was originally adopted.

Some uses are “permitted by right” we need more information on this.

**Communications** – None

**Public Comment** –

Questions were asked about the proposed private landing strip language. Private landing strips were in the ordinance but not defined. Property owners want a private airstrip for a bush aircraft. They will compile their suggestions for changes to the currently proposed language.

Motion to adjourn by Mr. Ciminskie second by Mr. Fettig. Unanimous.  
Adjourn 8:20.

**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.

