

Ford River Township Planning Commission
Regular Meeting minutes
Meeting date July 2, 2015

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

Public Hearing – None

Public Comment on agenda items

Wayne Caron commented on the detached garage he built with a permit for an attached garage. He stated that the County building inspector told him that all he needed was a short wall connecting the two structures to classify it as attached. This is how he plans to comply with the permit.

A question was asked about adding private airstrips to the ordinance. The Planning Commission is waiting for language from CUPPAD.

Minutes

Planning Commission meeting minutes of June 4, 2015 were tabled on a motion by Mr. Ciminskie, seconded by Mr. Lippens and will be reviewed at the August meeting. Unanimous.

Permits

1. Randy St. Aubin 3879 M-35 009-064-016-00 28'x36' accessory building, 10'x12' shed, 442.14' length fence, 6 high, and additional fence 6' high in front of home
2. Brad Erickson 2252 14th Rd 009-227-015-00 30'x40' Garage Addition
3. Tad Fountaine 4565 10.75 Lane 009-065-012-00 10'x32' addition (house to garage), 18'x32' addition (removing original garage and replacing with addition)
4. Shannon Fain vacant land, no address 009-052-016-00 14'x80' Trailer
5. David Christensen 4310 L.5 Road 009-060-009-00 30'x50' accessory building
6. Richard Mayville vacant land, no address 009-223-002-50 28'x40' Garage, 2 story
7. Dan Salmon 3826 10.5 Lane 009-067-014-00 36'x56' Accessory Building
8. Dale & Ann Ford 104 F Lane 009-134-030-00 18'x15' addition on cottage
9. Scott Pendergraft 4229 K. Road 009-058-021-20 32'x48' Pole Building
10. Mark Rudden 4315 K. Road 009-058-010-00 12'x25' addition
11. Kim Popour 4399 M. Road 009-060-002-30 28'x40' Garage
12. Barbara & Matthew Flath 5399 Portage Pt. 009-530-016-00 42'x36' Garage

Unfinished Business –

CUPPAD is still working on changes to resolve zoning map concerns. In some agricultural areas the map states that the front 660 feet are RR, the ordinance states 330 feet. We have not received the language on Private airstrips similar to Humbolt Township yet. We do not have a definition in the ordinance for a private landing strip.

New Business –

-Pauline Brown is interested in a Special Use permit or Conditional Use permit. She is a lifestyle counselor, certified naturopathic doctor and a certified lifestyle educator. She would like to sell natural juices and smoothies. She will be there 1 to 2 days a week to begin. 009-070-003-00 2.3 acres off of 10th Rd. Zoning RR. She will file the required papers for a public hearing at the August meeting.

-A question was raised on quarries. There is a proposal to open a quarry to produce crushed gravel to repair A-23 and several other roads in the Township. This would require a special use permit. The paperwork will be filed for a hearing at the August meeting.

-A question was asked if there was a permit issued for a sand quarry on K road. The ordinance does not cover digging – only blasting. There has been no recent permit. The owner was digging a pond. This activity has been going on for quite a while. DEQ requirements for a permit are only if the pond is over one acre.

-A question was asked about Victorson remodeling a former Brotherton cabin on their property. This property is grandfathered as a rental business as a non conforming use so this is permitted.

-A question was raised about a small lot that is non-conforming. This is allowed because it existed before the ordinance was created.

-The Boards attention was drawn to a property on K road with several piles of sand – to be used for a septic system. This property is adjacent to Township owned property. The Township needs to be aware of any action that might infringe on Township property causing a loss to the Township.

There are several items that need to be added or modified in the Ordinance. A Public Hearing should be scheduled to consider the following items:

-Definition of a Private Landing strip

-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.

-New wording for Permitted Commercial uses.

-Determine acceptability of Condominiums in some districts.

-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)

-Gasoline service stations

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

Communications – None

Public Comment – None

Motion to adjourn by Mr. Lippens, second by Mr. Cimiskie Unanimous.

Adjourn 8:10.

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

Create a list of non-conforming private roads.