

Ford River Township Planning Commission
Regular Meeting minutes
Meeting date September 4, 2014 - **Corrected**

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

Public Hearing – None

Public Comment on agenda items – None

Minutes

Planning Commission meeting minutes for August 7, 2014 were approved on a motion by Mr. Tryan seconded by Mr. Ciminskie. Unanimous approval.

Permits –

1. Alan Coulliard 4379 M-35 009-071-010-20 28'x 48' addition – 2 stories with family room, 2 bath, 1 bedroom. A question was raised about modifying a home in a commercial district. Should a conditional use permit be required? Mr. Nelson will seek further information. Since the permit was already issued it will be allowed.

2. Tonya Lafave vacant lot next to 3080 14th road 009-225-012-10 14' x 70' trailer

Unfinished Business –

-Master Plan review – The plan was reviewed by all Planning Commission members with no major changes seen. The Plan will be reviewed again in 5 years. It was suggested that at the next review agricultural and R-2 use be reviewed with the possible inclusion of language on splitting parcels.

-Airstrips – Ultralites can also be included as aircraft and can be regulated in the Ordinance. It is possible to have a separate ordinance covering airstrips. - Additional research still needed – or we can copy the sample ordinance received last month.

-A question was raised about duplexes – they are allowed only in R-2.

-Bees – The keeping of bees is not currently prohibited in the ordinance. This topic will be moved to the parking lot for later review if necessary.

New Business

- Is a trailer park permitted in an RR zone? It is possible as a PUD. The ordinance says non-commercial activity. In this Township there would most likely be septic system problems for a multi-home park.

- Dates in the Planning Commission ~~by laws~~ **Ordinance** need to be changed. The appointment of Commission members needs to be completed before Board officers are elected in January.

Communication – None

A handwritten signature in black ink, appearing to be "J. L. ...", located at the bottom right of the page.

Public Comment –

-There is much discussion about large commercial wind generators. We need to watch and see how things develop. Any permits for wind generators should include language for de-commissioning them. This item will be moved to the parking lot

-A question was asked (related to the bee question) if something is not included in the ordinance – is it OK to do? We will need to get a legal opinion on this.

- Thanks for listening to the citizens of the Township.

A motion to adjourn was made by Mr. Tryan, Second by Mr. Ciminskie. Unanimous approval.
Meeting adjourned at 8:00 pm.

Parking Lot items

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

Review section 604 regarding the conditional use wording regarding group day care homes.

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.

Minimum fence height

Consider adding condominiums as allowable use.

Review the keeping of bees.

Wind generators