

Ford River Township Planning Commission
Regular Meeting minutes - Revised
Meeting date December 4, 2014

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

Public Hearing – Verizon Cell tower.

Public Hearing opened at 7:05pm. Verizon Communication is requesting a special use permit to construct a cell tower on property leased from Richard Houle on K road. Public notices were posted and sent to all required persons. There were no responses received.

-A question was asked - if the tower is no longer being used? The tower will be removed if it is not used. The tower construction uses an underground “mattress” that supports the tower. All above ground structure is relatively easily removed.

-A question on how soon a tower would be removed? The owners of the tower are concerned with on-going liability for any un-used tower so they remove them fairly quickly.

-Any idea about what the tax rate is on the tower? No

-Is the tower in the flight path of the airport? Don't believe so. If it is FAA will have to grant approval.

With no additional questions or comments ordinance section 604 was reviewed. All elements of section 604 were determined to be met.

A motion to grant the Special Use permit was made by Mr. Tryan with the condition added that if the tower goes out of use it must be removed within one year. Motion seconded by Mr. Lippens. Unanimous vote to approve.

Public Hearing closed at 7:25

Public Comment on agenda items – None

Minutes

Planning Commission meeting minutes of November 6, 2014 were approved on a motion by Mr. Tryan, seconded by Mr. Lippens. Unanimous approval.

Permits –

1. Wayne Caron E5185 Hwy M-35 009-064-051-00 28'x28' (1 story) attached garage
2. Carol Posenke 5303 12th Rd. 009-062-005-00 16'x16' shed
3. Tonya Lafave no address, vacant land, split from parent parcel 3074 14thRd. 009-225-012-11 16'x66' trailer

Unfinished Business –

Bylaws – A change needs to be made to allow appointments to the Planning Commission to be made in time to be approved by the Township Board before the January meeting where Board officers are elected. A public gearing will be needed to make these changes.

Variances – The Ordinance may be in conflict with the Bylaws section 606. If a variance is denied by the Planning Commission the appeal goes to the Zoning Board of Appeals, not the Township Board as stated in 606.

A question was raised in September asking if a residential property is rented out – does that constitute a commercial use? According to MSU it is not commercial as long as it is rented as a residence.

A question was raised about an on-going question about a legal easement to the Ford River. This easement would give public access to the river from the end of Jaeger Road. It was felt that this is not a zoning question and the question should be taken to the County Board.

The discussions about private landing strips has let to the realization that the zoning maps we have to work from are not detailed enough to make determinations as to specific zone boundaries. Supervisor Fountain will check with CUPPAD on costs for more detailed maps. We will try and have CUPPAD attend the January meeting to look at this.

New Business - None

Communications – none

Public Comment – None

A motion to adjourn was made by Mr. Tryan, Second by Mr. Ciminskie. Unanimous approval.
Meeting adjourned at 8:15 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.

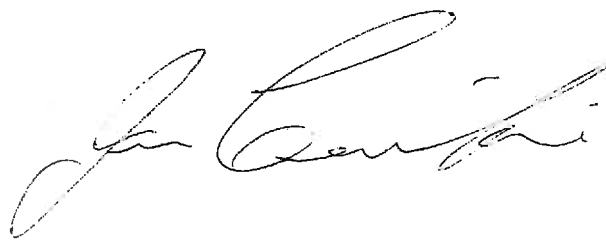
Minimum fence height

Consider adding condominiums as allowable use.

Review the keeping of bees.

Wind generators

Review private airstrip regulation

A handwritten signature in cursive script, appearing to read "J. Fountain", is located in the lower right portion of the page.