

Ford River Township Planning Commission
Regular Meeting minutes
Meeting date December 5, 2013

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 –

A correction to the meeting minutes of November in the public hearing for Jackie VanEnkevort. There was a citizen comment that they thought that section 604 part D (Will not diminish the value of land, buildings, or structures in the District and shall represent an improvement to the property under consideration and to the community as a whole) was not met. The members of the Planning Commission felt it did meet the standards and approved the Special Use Permit with conditions.

Public Comment on agenda items –

Comment was made regarding the public hearing minutes from November – correction above.
Comment was made that the Planning Commission did a good job with the Public hearings.
A comment was made that section 500 should be reviewed for Special Use permits.

Minutes

Planning Commission meeting minutes for November 7, 2013 were approved on a motion by Mr. Tryan seconded by Mr. Ciminskie. Unanimous approval.

Permits –

- | | | | |
|-------------------------|----------------|----------------|--------------------------|
| 1. Caleb Varoni / Cross | 2170 I Road | 009-101-023-00 | 78'x60' 2 story home |
| 2. Wendy Richards | E4528 Hwy M-35 | 009-072-007-10 | 10'x12' Shed (Temporary) |

Unfinished Business – none

New Business

A question was asked concerning the splitting of platted lots. The Township Land Division Act does not currently have language allowing this. The Planning Commission members indicated that they thought that this should be allowed. Comments will be communicated to the Township Board

Because of questions and comments about Ordinance sections 500 and 600 these will be reviewed at the December meeting.

Communication – None

Public Comment –

A question was raised about condominiums. Is special language needed in the Ordinance if they are already covered under PUD regulations – both residential and commercial?

Merry Christmas and Happy New Year!

A motion to adjourn was made by Mr. Tryan, Second by Mr. Ciminskie. Unanimous approval.
Meeting adjourned at 7:40 pm.

Parking Lot items

Monitor / review the Master Plan.

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.

A handwritten signature in cursive script, appearing to read "J. L. ...".