

Ford River Township Planning Commission  
Regular Meeting Minutes  
May 3, 2023

Meeting was called to Order at 7:00 pm by K. Mineau and the Pledge of Allegiance was recited.

Present: J. Church, K. Jaeger, K. Mineau, R. Ness, S. Ribble

**Public Comment on Agenda Items** - None

**Conflict of Interest Declaration** - None

**Public Hearing**

- Francis Sanford - Short Term Rental

K. Jaeger made a motion to open the public hearing, seconded by J. Church. Unanimous Approval.

Zoning Administrator C. Detiege explained the permit.

One e-mail was received from neighbors, stating they were ok with the use as long as the house passed all inspections, including septic.

No public comment.

Motion was made by K. Jaeger to Close the public hearing, seconded by R. Ness. Unanimous Approval.

The commission discussed the permit as well as conditions.

The permit would need:

- Septic Approval
- Fire Extinguishers/Smoke Alarm/Carbon Monoxide Detectors
- Contact Info Provided to All neighbors
- No Structural Changes to the Property
- To be renewed yearly
- Limit 5 persons
- Can be inspected by Zoning Administrator at any time

S. Ribble asked about the second building on the property, and the owner stated he may turn it into storage, or eventually a store. It was explained to him that he could not just turn it into a store without coming back to the planning commission for any appropriate permits.

Voting on Section 604 General Standards Commenced.

A. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Development Plan;

*Motion Made to accept by R. Ness, Seconded by J. Church. Unanimous Approval.*

B. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;

*Motion Made to accept by R. Ness, Seconded by J. Church. Unanimous Approval.*

C. Will not be hazardous or disturbing to existing or future neighboring uses;

*Motion Made to accept by R. Ness, Seconded by J. Church. Unanimous Approval.*

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;

*Motion Made to accept by R. Ness, Seconded by J. Church. Unanimous Approval.*

E. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools, and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service;

*Motion Made to accept by R. Ness, Seconded by J. Church. Unanimous Approval.*

F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

*Motion Made to accept by R. Ness, Seconded by J. Church. Unanimous Approval.*

G. Will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of noise, traffic, smoke, fumes, glare, or odors:

*Motion Made to accept by R. Ness, Seconded by J. Church. Unanimous Approval.*

H. Will the location, nature and height of the proposed use be appropriate to the size, type and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people there from.

*Motion Made to accept by R. Ness, Seconded by J. Church. Unanimous Approval.*

I. Will be consistent with the intent and purpose of this Ordinance and shall be compatible with the natural environment, and shall protect the public health, safety and general welfare.

*Motion Made to accept by R. Ness, Seconded by J. Church Unanimous Approval.*

Motion was made by K. Jaeger to approve the permit contingent upon septic approval with the conditions (Septic Approval, Fire Extinguishers/Smoke Alarm/Carbon Monoxide Detectors, Contact Info Provided to All neighbors, No Structural Changes to the Property, To be renewed yearly, Limit 5 persons, Can be inspected by Zoning Administrator at any time), seconded by J. Church. Unanimous Approval.

- Jill Ann Benard - Short Term Rental

R. Ness made a motion to open the public hearing, seconded by J. Church. Unanimous Approval.

Zoning Administrator C. Detiege explained the permit.

Three e-mails were received, all ok with minor concerns.

No public comment.

The homeowner stated it was one large bedroom, one bathroom, plus a loft. She will be having a new stairway made to the loft.

Motion was made by K. Jaeger to Close the public hearing, seconded by R. Ness. Unanimous Approval.

The commission discussed the permit as well as conditions.

The permit would need:

- Septic Approval
- Fire Extinguishers/Smoke Alarm/Carbon Monoxide Detectors
- Contact Info Provided to All neighbors
- No Structural Changes to the Property
- To be renewed yearly
- Limit 4 persons
- Can be inspected by Zoning Administrator at any time

## Voting on Section 604 General Standards Commenced.

A. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Development Plan;

*Motion Made to accept by J. Church, Seconded by R. Ness. Unanimous Approval.*

B. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;

*Motion Made to accept by J. Church, Seconded by R. Ness. Unanimous Approval.*

C. Will not be hazardous or disturbing to existing or future neighboring uses;

*Motion Made to accept by J. Church, Seconded by R. Ness. Unanimous Approval.*

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;

*Motion Made to accept by J. Church, Seconded by R. Ness. Unanimous Approval.*

E. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools, and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service;

*Motion Made to accept by J. Church, Seconded by R. Ness. Unanimous Approval.*

F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

*Motion Made to accept by J. Church, Seconded by R. Ness. Unanimous Approval.*

G. Will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of noise, traffic, smoke, fumes, glare, or odors:

*Motion Made to accept by J. Church, Seconded by R. Ness. Unanimous Approval.*

H. Will the location, nature and height of the proposed use be appropriate to the size, type and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people there from.

*Motion Made to accept by J. Church, Seconded by R. Ness. Unanimous Approval.*

I. Will be consistent with the intent and purpose of this Ordinance and shall be compatible with the natural environment, and shall protect the public health, safety and general welfare.

*Motion Made to accept by J. Church, Seconded by R. Ness. Unanimous Approval.*

Motion was made by J. Church to approve the permit with the conditions (Septic Approval, Fire Extinguishers/Smoke Alarm/Carbon Monoxide Detectors, Contact Info Provided to All neighbors, No Structural Changes to the Property, To be renewed yearly, Limit 4 persons, Can be inspected by Zoning Administrator at any time), seconded by R. Ness. Unanimous Approval.

### **Minutes**

- Planning Commission meeting minutes from April 2023 were approved with a motion by J. Church, seconded by R. Ness. Unanimous approval.

### **Reports**

- Zoning Administrator C. Detiege provided the commission with the April Zoning Administrators Report.

### **Permits**

- Tim Deming Construction, R1, E4985 M35, 4/17/23  
009-064-084-00, Addition to Home

- Brian Werner, RR, 4048 10th Rd, 4/18/23  
009-067-026-10, New Shed/Garage
- Camp Hardsted, R1, E4655 M35, 4/25/23  
009-302-037-00, New Fence

### **Unfinished Business**

- Marijuana - Zoning Administrator Detiege had one question from the board, and will now be sending the information back to the Township Lawyer
- CIP (Capital Improvement Plan) - No Update
- Master Plan - The survey has gotten 83 responses. We will give out the information at the trash pickup and close out survey on the 29th of May, so we can move forward at the next meeting.

### **New Business**

- Zoning Permit Form - Zoning Administrator C. Detiege provided the commission with some forms to look at for next month, so the current form can be updated.

### **Short Term Rental Renewals**

- Zoning Administrator Detiege brought the commission some forms to look at, to establish a form for the township.

### **Special Use Permit Applications / ZBA Applications - None**

### **Communications**

- Amy Burroughs and Dave LaCosse requested to be on agenda.

### **Public Comment on Non-Agenda Items**

- Francis Sanford wanted to clarify what neighbors he needed to provide contact info.
- R. Fettig suggested we have people get septic approval before the special use permit. He also notice that some townships have ordinances in place for short term rentals to have insurance on properties.
- D. Brown wanted to let Zoning Administrator Detiege know that the township does have a raised seals for permits.

A motion to adjourn was made by K. Jaeger, seconded by J. Church. Unanimous approval.  
Meeting was adjourned at 7:55 pm.

 6-7-23