

**Ford River Township Planning Commission  
Regular Meeting Minutes  
August 4, 2021**

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

Present: P. Dagenais, K. Jaeger, R. Livingston, J. Church, K. Mineau.

**Public Comment on Agenda Items**

**Conflict of Interest Declaration** - None

**Unfinished Business**

- 5 year recreation plan - This item was moved up on the agenda. Julie from CUPPAD was in attendance. She presented those in attendance with the results of the survey as well as the plan to move forward. She will continue to work on the ADA Assessments and recreation inventory. A draft plan will be put together, and that will be available for at least 30 days to review.

**Public Hearing**

- Special Use Permit - Steven Godfrey - T-Shirt Business

K. Jaeger made a motion to open the public hearing, seconded by P. Dagenais.

Supervisor Nelson explained the permit to the commission, and stated there was one response from the neighbors in support of the business, none against.

The business would be to sell T-shirts and other items in an online store, there would be no additional foot traffic to the the home.

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. Livingston, Seconded by P. Dagenais. 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. Livingston, Seconded by P. Dagenais. Unanimous Approval.*

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

*Motion Made to accept by R. Livingston, Seconded by P. Dagenais. 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. Livingston, Seconded by P. Dagenais. 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. Livingston, Seconded by P. Dagenais. 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. Livingston, Seconded by P. Dagenais. 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. Livingston, Seconded by P. Dagenais. 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. Livingston, Seconded by P. Dagenais. 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. Livingston, Seconded by P. Dagenais. Unanimous Approval.*

Motion was made by K. Jaeger to approve the permit as written, seconded by J. Church.  
Unanimous Approval

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

### Minutes

- Planning Commission meeting minutes from June 2021 were approved with a motion by P. Dagenais, seconded by R. Livingston. Unanimous approval.

### Reports

- Supervisor Nelson provided the commission with a copy of his June 2021 Zoning Administrators Report. New Zoning Administrator C. Detiege provided the commission with the July 2021 Zoning Administrators Report.

### Permits

#### June

- Z1152 - John Bichler, RR, 4333 M Rd, 6/7/21  
009-060-021-00, Garage
- Z1154 - Aaron Spalding, RR, 1330 H. Road, 6/18/21  
009-114-018-00, Fence
- Z1155 - Janet Hoppe, RR, 4479 M Rd, 6/19/21  
009-060-002-00, Remove Existing Garage
- Z1156 - Steven Vosters, R1, 5573 11.4 Ln Portage Pt, 6/30/21  
009-530-037-00, Remove House off Lot

#### July

- Z1157 - Scott Peppin, R1, 4379 M35, 7/9/21  
007-370-0046-00, Additions to Home
- Z1158 - Annette Surles, R2, 802 Lynn Ann Dr. Red Oak, Tx 75154, 7/19/21  
009-081-020-00, Building New Home
- Z1161 - Rick Lamarsh, R1, 1531 N Lincoln Rd, 7/29/21  
009-370-058-00, Tearing down old home and building new
- Z1162 - Dave Anethey, RR, 2708 I Lane, 7/29/21

009-136-003-00, Building new metal storage building, adding on to existing detached garage.

LAND DIVISION

Jon Brayak, 4724 I Rd, 009-056-042-00, 1 acre split

**Unfinished Business**

- Outdoor Storage - Language has been approved by the lawyer. The commission would like to proceed with a public hearing next month. A few other minor changes would be included in the ordinance changes.
- Planning Commission Bylaws - K. Jaeger presented the commission with an updated version of the bylaws, changing section 5. Meetings. A motion was made by R. Livingston, seconded by P. Dagenais to adopt the changes. Unanimous approval.

**New Business**

- Inspection of Bark River Precision - This was discussed in the July Zoning Administrators report, there was a complaint of shooting at Bark River Precision. The Zoning administrator went and inspected. It is his personal lane, as he is a competitive shooter.
- Change Zoning from R1 to R2 - Zoning Administrator Detiege wanted to see if the commission had any interest in looking at Zoning Changes. There are a few areas of R1, that should maybe be R2. Zoning Administrator will look into what would be needed to make changes and bring it back to the commission.
- Home occupation for R1 - Zoning Administrator asked for clarification on Home Occupation One. This is a Principal Permitted use in all districts, we will look at making this a little clearer in the ordinance.
- Short Term Rentals in R1 - Kymberlee Bateni sent a letter to the Township requesting a change request and regulation to Short Term Rentals in R1. Both P. Dagenais and K. Jaeger abstained from discussion. The remainder of the commission discussed holding a public hearing in the future to see what the residents of R1 want, at this time it is not permitted in the ordinance.
- 2nd Dwelling in R1 - Kymberlee Bateni sent a letter to the Township requesting a 2nd dwelling be allowed in R1. Both P. Dagenais and K. Jaeger abstained from discussion. Supervisor Nelson informed the commission that this is not something that is allowed in any district, the only exception would be if a barn was a principal use in agriculture, more than one could be allowed.
- Training for Zoning Administrator and Planning Commission - Zoning Administrator wanted to know if any of the commission members were interested in a Citizen Planner Program through MSU, he will be going to the Township Board to request approval.

**Communications** - None

**Public Comment on Non-Agenda Items** - R. Fettig wanted to make sure we knew high speed internet coming to the area.

A motion to adjourn was made by K. Jaeger, seconded by P. Dagenais. Unanimous approval. Meeting was adjourned at 8:26 pm.

 9-1-21