

Ford River Township Planning Commission
Regular Meeting minutes
Meeting date November 7, 2013

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

Public Hearing –

Public hearing opened at 7:05. Jackie VanEnkevort is requesting a special use permit for a home occupation-1 use at her home at 2624 State Highway M-35. The property is located in an R-2 zone.

-A question was raised by a citizen about the use fitting with the Township Master Plan.

-There was no communication from the public against the special use. The only communication received was from the immediate neighbor that shares a driveway with the subject property. The neighbor expressed support for granting the special use.

-a question was raised about the possibility that the neighbor that shares the driveway selling and the new owner has problems.

-A citizen commented that the business was generally good for the community

-The home owner stated that she is still able to park inside the garage.

-A citizen questioned the safety of the shared driveway. The owner stated that if necessary the driveway could be widened.

-it was suggested that there could be a yearly verification and if no problems the permit could be extended annually. The Township supervisor stated that this would be very difficult to administer and that it added a burden of uncertainty to the homeowner.

The requirements of the ordinance section 604 General Standards was read out loud for consideration of the Planning Commission.

Citizens commented that they thought that points A and B were not met.

604- A – Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Development plan.

- Commission members pointed out that Home Occupation 1 is listed in the ordinance as a conditional use in this zone and that other home occupations are operating in the nearby area. The only written comment received was from the immediate neighbor, and that comment was recommending approval of the Home Occupation.

604-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 use will not change the essential character of the same area.

- Commission members pointed out that there would be no changes to the existing structure and that with Home Occupation-1 there could be no exterior evidence of the conduct of the Home Occupation beyond a sign of no more than 300 square inches.

A motion was made by Mr. Lippens, seconded by Mr. Ciminskie that the conditions in 604 were adequately met and that the special use permit should be issued with the condition that any complaints from the neighbor sharing the driveway would be reviewed and could result in the withdrawal of the special use permit.

Vote was called – unanimous approval

Public hearing closed at 7:40

Public Hearing opened at 7:40 pm. Ordinance additions and amendments.

A hearing to amend the Ordinance related to Private Road language, It was proposed to amend the ordinance to make the requirements on private roads consistent with the language in the Land Division act. Documents prepared by CUPPAD and reviewed by the Township attorney stating the amendments to Sections 607, 608, 412, and the changes to definitions of Private Road, Shared Driveway, and the addition of a definition of Roadbed were reviewed.

An amendment to require a special use permit for all wind generators and solar power installations is proposed to be added to all zones.

There were no written public comments submitted. There were public questions on the need for the special use permits for wind and solar. The commission stated that the intent is not to slow the development of these technologies, but to make sure they are not installed in any way that has negative impact on neighboring properties. While many installations would have no impact on others (such as roof top solar) many installations could block views, create noise, or create hazards that we don't know about yet. This gives the Planning Commission the ability to put conditions on where needed.

A motion to approve both ordinance changes by Mr. Ciminskie, seconded by Mr. Lippens, unanimous approval. Public hearing closed at 7:50

Public Comment on agenda items - None

Minutes

Planning Commission meeting minutes for October 3, 2013 were approved on a motion by Mr. Lippens seconded by Mr. Wellman. Unanimous approval.

Permits –

1. Matt Lund	3751 L.15 Lane	009-065-074-00	28'x40' garage
2. Gary Seehafer	2695 13 th lane	009-151-025-10	30'x30' storage building
3. Frank Stupak	E5217 Hwy M-35	009-064-031-30	24'x48' garage
4. Don Cayen	4951 Hwy M-35	009-064-080-00	26'x30' addition
5. Alice Holsten	split from 3217 I Rd	009-236-001-70	24'x36' garage
6. Mike Zuidema	2001 F Road	009-116-007-00	Revise permit (9/17/13)

Unfinished Business – none

New Business – A question was asked about getting a permit for a temporary windbreak for the operations of the mobile hot dog business. A permit is required for any structure and it must meet the set back requirements. The property owner must request the permit.

A question was asked if a parking lot could be put in without a permit. Yes

Communication – None

Public Comment – None

A motion to adjourn was made by Mr. Lippens. Second by Mr. Ciminskie. Unanimous approval. Meeting adjourned at 8:55 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

Wind generators and solar panels

Re-word Commercial definitions.

Marihuana Ordinance - review as law is clarified.

Minimum fence height

Consider adding condominiums as allowable use.

