

Planning Commission
Preliminary Meeting Notes
04/11/2018

- Call to Order:** Tarkowski opened meeting at 7:02.
- Roll Call:** Tarkowski, Pike, Mason, Johnson, Malone.
Absent: Pachulski, Ostrander.
- Approval of Agenda:** Mason made a motion to approve agenda with a second from Johnson. Passed 5-0.
- Approval of Minutes:** Johnson made a motion to approve March 7th 2018 Minutes with a second from Pike.
- Public Comment:** None
- Correspondence:** **A.) Zoning Administrator Report**
Roger gave everyone a copy of his report. He is still working on many follow up complaints. He stated the county is still working on the Octagon House and he will also be out the office from April 23-26 for MTA Conference.
- B.) Board MTG Report**
Johnson reported the board had a full house at the last meeting due to Medical Marihuana being on agenda. The board Opted out of any licensing for Otisco TWP. Kyle the Ionia County Prosecutor and Under Sheriff also came to meeting and gave a presentation. Johnson also stated the board will be out of town also on April 23-26 for the MTA Conference.

C.) ZBA Report

Mason stated they approved Benton Variance and discussed some possible ordinance changes.

New Business:

A.) Public Hearing for 5316 Benton Special Use

Tarkowski opened the meeting at 7:11.

The applicant Brad Reeves was present. His plan is to put a driveway all the way back to his proposed building site for a home and garage.

Mason stated this split was done many years ago and that with the 30 feet he owns plus the 36 foot easement he will have 66 foot of road frontage. He said the house up front does have 150 foot and now splits are required to have that by ordinance. He said the driveway should be acceptable to allow for emergency vehicles.

Roger said he had checked with the fire department and they said 12-16 foot wide would be acceptable and suggested he have a spot for them to turn around once at house. Roger also stated that he followed up on a complaint from the board meeting that this was wetland. He found no evidence of such being the case.

Pike said the Farm Service Agency is who tags wetlands.

Johnson stated she was at site and walked property and did not see any indication of wetlands.

Rick Danks introduced himself and is a neighbor to this property. He asked if property was still classified as AG?

Mason answered yes and still will be the board was deciding on the special use permit.

Dank asked if township still had ordinance and zoning that required 150 foot of road frontage and argued this property didn't meet the requirement.

Tarkowski replied yes that is why Brad had to go to ZBA to grant a variance and now her requesting the special use to build on AG property.

Hearing closed at 7:29.

Johnson made a motion to approve the special use permit 1.333A and require owner to have driveway meet emergency vehicle standards with a second from Pike.

Roll call vote – Passed 5-0.

B.) Zoning Compliance Permits 1.610

Roger gave the board a copy of the ordinance. In section 1.610 it states normal repairs and minor improvements are exceptions to needing a permit for restoration projects. The discussion surrounded what exactly normal repairs and minor improvements are. Roger stated he talked with the planner and he told Roger that most TWP have permits for restorations. Roger also talked to the Ionia County Building Dept and they base permits on the project. He said main reason so homeowners are not take advantage of by a shady contractor. Roger also stated he spoke with Judy and she is always notified of major repairs such as roofing and siding.

Johnson made a motion to wave the permit fee for all roofing and siding permits until verbiage is changed in our ordinance, seconded from Tarkowski. Passed 5-0.

Tarkowski stated to place on next month agenda to discuss and work on verbiage.

Tarkowski asked about a previous ordinance regarding to pave a road after 3rd house being built. Roger stated he could not find anything and we would have discussion on next month agenda.

C.) Ordinance 1.334

Will place on next month agenda.

Unfinished Business:

A.) Recreation Plan for TWP

Mason stated the previous soccer nets he was looking at were sold. He suggested also until playground equipment is removed we place horse shoe and bean bag area over on west side of building. Mason will work continue to work on soccer net and Johnson and Mason will work on purchasing picnic tables.

B.) Solar Ordinance

Table for next month agenda

C.) Lowell 50 Bike Race

Roger stated the race occurred the previous Saturday and he drove the route after and had no evidence of any trash left behind.

Public Comment: None

Closing Comments: None

Adjourn: First by Mason with a second from Johnson. Passed 5-0.