

Planning Commission
Preliminary Meeting Notes

March 1st, 2017

- Call to Order:** Mason called meeting to order at 7:00 p.m.
- Roll Call:** Mason, Pachulski, Pike, Hodges, Johnson. Absent: Ostrander, Tarkowski.
- Approval of Agenda:** Hodges made a motion to approve agenda with a second from Pike. Passed 5-0.
- Approval of Minutes:** Johnson made a motion to approve February 1st, 2017, Preliminary Meeting Minutes, with the correction being made that Hodges was absent from the Roll Call. Pachulski seconded and motion passed 5-0.
- Public Comment:** None
- Correspondence:**
- A. Zoning Administrators Report**
- Marc introduced Roger VanderMolen as the new Zoning Administrator. Marc stated March 15th, 2017 would be his last day. The DEQ is still working with property owner at 4944 Flat River Trail on the Wetlands violations. The Addorio complaint tracking software is working great.
- Board Committee Report:**
- A. Board Mtg. Report**
- Johnson stated the board received correspondence from the Planner, Gregory Ransford regarding a new associate that he hired and would like to help with Otisco's Planning. The TWP board had a Public Hearing and approved 2017 Wages and Fees. The board cancelled the construction contract with Scheid Construction for the TWP addition. Sower will get ads in paper for Lawn Care Bids.
- B. ZBA Report**
- Mason stated the ordinance change for Preston Ostrander was approved.
- Public Hearing:** Prior to opening Public Hearing, Mason proposed we postpone the Public hearing, due to no stakes at site for proposed home and incomplete site plan. Pachulski we are only approving special use to build on A-C zoned property and suggested we continue with Public Hearing so construction will not be interrupted for the homeowner. Mason was frustrated that the information for the packets to review for all the Planning Commission, was not

prepared in a timely matter before the meeting for everyone to review. Hodges stated was not the Homeowner's fault and should not be punished by not holding the meeting. The Planning Commission agreed to hold the Public Hearing and to review at our next meeting exactly the criteria needed in a site plan.

The Public Hearing was opened at 7:26. This is a Public Hearing for a Special Use Permit to Build a Residential Home on an A-C Zoned property. Located on Zahm Rd. Parcel # 130-014-000-025-00

Leslie Warner presented the Planning Commission with a print of where she would be placing her home on the highest part of the parcel. She stated her driveway would be of Ostrum rd. The Planning Commission explained to her she will need to change her address from a Zahm Rd address to an Ostrum Rd address. Leslie did not have a survey or perk test done yet. Mason suggested it would be to Leslie's benefit to place where she planned to build barn on site plan.

Forrest Breimeyer said it would be a good spot for house and believes it will perk.

Mason asked if any neighbors had any comments. There were none.

Pike asked Leslie if she wanted her home on one parcel and rest on another. Mason replied splitting the parcel would not change anything.

Mason closed Public Hearing at 7:42.

New Business:

A. Special Land Use Request Zahm Rd

Pachulski moved to pass the special use request contingent on Leslie Warner completing a comprehensive site plan consisting of: house location, driveway location, well and septic, any possible barns or out buildings, perk test and address change. Johnson seconded motion. Passed 4-1.

B. Proposed PUD 7006 Belding Rd (discussion only)

A developer had discussed building 8-9 parcels with homes and a private drive. After all the discussion he is now interested in a PUD with a 425 agreement with the city of Belding. He needs an engineering plan. He is now looking at possibly 40 homes. The Health Dept said it would be too saturated and can only support 8-9. So he is looking to the city for septic support. It is just talk at this point. His name is Arthur Price.

Unfinished Business:

A. Zoning Administrator Position Update

Roger VanderMolen will be our new Zoning Administrator.

B. Sign Special Land Use for 10368 Ellis Rd

The Planning Commission signed the Special Land Use for 10368 Ellis Rd.

- C. Mason moved to change filing dates to 15 calendar days before each Planning Commission meeting. Hodges seconded. Passed 5-0.

Proposed Mtg. Agenda for April 5th 2017:

- A. 7006 Belding Rd PUD
- B. Address definition of requirements for a site plan, including stakes in ground.

Closing Comments: None

Adjourn: Pachulski moved to adjourn with a second from Mason. Passed 5-0 at 8:37