

**PLANNING COMMISSION
Minutes for Regular Meeting of
June 4, 2008**

- PRESENT** Chairman Mary Eley, Tom Thompson, Sue Hertel, Jan Deur,
Brian Lernowich, Carol Kooistra.
- ALSO PRESENT** Zoning Administrator Don Sandel and 8 interested parties.
- CALL TO ORDER** Chairman Eley called the June 4, 2008 meeting to order at 6:30 p.m. and led those
in attendance in the Pledge of Allegiance.
- AGENDA** **Motion by Carol Kooistra, second from Jan Deur, *ADOPTED*,
to accept as written.**
6 AYES
- MINUTES** **Motion by Jan Deur, second from Sue Hertel, *ADOPTED*,
to accept the May 7, 2008 regular meeting minutes as written.**
6 AYES

PUBLIC COMMENT – None

PUBLIC HEARINGS

1. Resolution for Recommendation 2008-06-04 #1

ARTICLE III, GENERAL PROVISIONS

SECTION 3.23 NON-CONFORMING BUILDINGS, STRUCTURES AND USES

E. Lots of Record

3. In the Medium Density Residential (MDR), Medium High Density Residential (MHDR) ~~and~~ High Density Residential (HDR), **Lake Michigan Shoreline District (LMSD), Inland Lakes District (ILD) and North Duck Lake Overlay District (NDLOD)** zoning districts, if two or more adjacent nonconforming vacant lots of record are held in common ownership, said lots shall be considered to be an undivided parcel for purposes of obtaining a zoning permit and shall be combined into a parcel (s) that has a lot width of at least 90 feet and a lot size of at least 50 percent of the minimum lot area required in the zoning district where the parcel (s) are located.

**Motion by Carol Kooistra, second from Sue Hertel,
ADOPTED, to recommend approval of amendment
to Section 3.23 (E 3) as written above.**

6 AYES

PUBLIC HEARING

OPEN 6:35 p.m.

NONE

CLOSED 6:36 p.m.

DISCUSSION

Chairman Eley states this is really just housekeeping. When we adopted the Lake Michigan Shoreline, Inland Lakes and North Duck Lake Overlay Districts this should have been amended. These three (3) districts were part of either Medium Density Residential (MDR) or Medium High Density Residential (MHDR) districts before the new districts were created.

**ARTICLE VI – MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT
SECTION 6.04 SITE DEVELOPMENT STANDARDS**

No main building or principle structure, nor the enlargement of any main building or principle structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

Minimum Lot Area	Residential Uses	One Two acres (43,560 square feet).
	Nonresidential Uses	Two (2) acres.
Minimum Lot Width	One hundred five fifty (105 50) feet.	

Motion by Carol Kooistra, second from Jan Deur, ADOPTED, to recommend approval of amendment to Section 6.04 as written above with an effective date of January 1, 2009.

6 AYES

PUBLIC HEARING

OPEN 6:40 p.m.

NONE

CLOSED 6:43 p.m.

DISCUSSION

A survey was sent and the response was 3-1 recommending the change. Consensus of the Commissioners was to set an effective date of January 1, 2009 to give parcel owners plenty of time to subdivide if they wish. A press release or article is recommended to give notice of the action taken and the effective date.

**ARTICLE XX – ADMINISTRATION AND ENFORCEMENT
SECTION 20.02 ZONE DISTRICTS**

The Township of Fruitland is hereby divided into the following zoning districts:

- A. RR Rural Residential District
- B. LDR Low Density Residential District
- C. MDR Medium Density Residential District
- D. MHDR Medium High Density Residential District
- E. HDR High Density Residential District
- F. ~~SH Shoreline Overlay District~~ **ILD INLAND LAKES DISTRICT**
- G. MHP Manufactured Home Park
- H. WM Waterfront Marine District

- I. NC Neighborhood Commercial District
 J. ~~LI Light Industrial District~~ **NDLOD NORTH DUCK LAKE OVERLAY DISTRICT**
 K. AG Agricultural Overlay District
 L. LMSØD Lake Michigan Shoreline Overlay District

**Motion by Jan Deur, second from Brian Lernowich,
 ADOPTED to recommend approval to Section 20.02
 as written above.**

6 AYES

PUBLIC HEARING

OPEN 6:50 p.m.

NONE

CLOSED 6:51 p.m.

DISCUSSION

Chairman Eley states this is really just housekeeping. We are striking zoning districts we no longer have and inserting new ones that have been created.

OLD BUSINESS

1. Pre-preliminary Site Plan Review – Revised Marcus Dunes Condominium (Private Street/Shared Drive)

Adjourn until a subsequent meeting, since the property owner and his attorney were not present.

2. Campground Requirements

Chairman Eley advises that the State requirements were sent to Bruce Coker and we have not heard anything back from him since then.

3. Private Streets Serving One Lot

Amending to add setback of at least ten (10) feet from any adjacent lot to the edge of the private street's surface and striking Extension of Existing Private Streets.

**Motion by Jan Deur, second from Brian Lernowich,
 ADOPTED, to set public hearing for the July meeting.**

6 AYES

4. Wind Towers

Commissioner Deur contacted Great Lakes Renewable Energy and spoke with the Executive Director who told him what Chairman Eley sent was never received, he then spoke with Jeremy Wittrock who said if the information is sent to him he will review it and respond back. Commissioner Deur will give update when he receives the response.

5. Definition of Common Open Space

Chairman Eley provided definitions used by the Muskegon Conservation District, Dalton Township and Laketon Township. Consensus was to have Planner Tim Johnson review the proposed definitions and offer guidance.

6. Resort PUD (Michillinda Beach and Lakeside Inn)

Special Meeting scheduled for July 23, 2008 at 6:30 p.m. for discussion of language to be provided by Planner Tim Johnson.

7. Duck Lake State Park Zoning

The subcommittee (Commissioner Hertel as Chair, Commissioners Kooistra, and Thompson) will hold their first meeting on June 9, 2008.

8. Neighborhood Commercial v Residential

Because the survey results are so close consensus was to schedule a meeting and invite all property owners and the North Central Muskegon County Joint Planning Commission to discuss a possible zoning change. The meeting will be held on September 10, 2008 at 6:30 p.m.

COMMISSIONERS COMMENTS

Because the July meeting date falls in the same week as the 4th of July consensus was to change the meeting date to the following Wednesday July 9, 2008.

Chairman Eley states that the new Michigan Planning Enabling Act language has been referred to Planner Tim Johnson with a request for guidance.

PLANNING/ZONING UPDATES

COMMISSIONERS COMMENTS

ADJOURNMENT

**Motion by Carol Kooistra, second from Jan Deur, *ADOPTED*
to adjourn the June 4, 2008 regular meeting at 7:50 p.m.
6 AYES**

Respectfully Submitted,

Sally Garvey, Recording Secretary