

PLANNING COMMISSION
Minutes for Regular Meeting of
December 5, 2007

AMENDED

PRESENT Chairman Mary Eley, Tom Thompson, Carol Kooistra, Jan Deur and Bryan Grover.

NOT PRESENT Brian Lernowich and Marcia Funnell.

ALSO PRESENT Zoning Administrator Don Sandel and 11 interested parties.

CALL TO ORDER ~~Vice Chairman Thompson~~ Eley called the ~~November 7~~ **December 5, 2007** meeting to order at 6:30 p.m. and led those in attendance in the Pledge of Allegiance.

AGENDA **Motion by Mary Eley, second from Jan Deur, ADOPTED, to amend the December 5, 2007 agenda by moving Old Business (3) to before New Business and under New Business add (3) Medium Density Residential Zoning and accept as amended.**

5 AYES 2 ABSENT

MINUTES **Motion by Bryan Grover, second from Carol Kooistra, ADOPTED, to accept the November 7, 2007 regular meeting minutes and the October 8, 2007 special meeting minutes as written.**

5 AYES 2 ABSENT

PUBLIC COMMENT

- Gary Gagnon, 3775 White Lake Drive, presents Preliminary Proposal of interest in opening a retail auto parts store that would easily fit inside an existing building and expresses wish of having the North 300 feet of this property zoned Neighborhood Commercial.

Zoning Administrator Sandel explains that before considering any proposal that both an amendment to the Master Plan and a zone change is necessary.

Consensus was to put Amendment to Master Plan and Zone Change on the January 2008 agenda under Old Business.

- Jane Missimer, 2721 Scenic Drive, questions if the land split for Halland has been approved.

Zoning Administrator Sandel states no, approval depends on recorded survey that he is still waiting for.

PUBLIC HEARINGS

1. **Resolution for Recommendation 2007-12-05 #1 –**

ARTICLE III GENERAL PROVISIONS

SECTION 3.11 (A) Amend

SECTION 3.31 (E) New

ARTICLE VIa LAKE MICHIGAN SHORELINE OVERLAY DISTRICT

TITLE – Amend

SECTION 6.01a – Amend

SECTION 6.02a – Amend

SECTION 6.03a – Amend

SECTION 6.04a – Amend

SECTION 6.05a – New

SECTION 6.06a – New

ARTICLE IXa OPEN SPACE PLANNED UNIT DEVELOPMENT (OS-PUD)

SECTION 9.04a (A) – Amend

ZONING MAP

Amend to change the current Lake Michigan Shoreline Overlay District to Lake Michigan Shoreline District.

**Motion by Carol Kooistra, second from Jan Deur, ADOPTED, to recommend approval of Resolution for Recommendation 2007-12-05 #1.
ROLL CALL VOTE: Grover AYE, Kooistra AYE, Deur AYE, Thompson AYE, Eley AYE**

5 AYES 2 ABSENT

PUBLIC HEARING OPEN 7:08 p.m.

Jane Missimer asks from her seat in the audience what our definition of Ordinary High Water Mark is.

Zoning Administrator Sandel responds, Article II Definitions, Section 2.16 ORDINARY HIGH WATER MARK states: Lake Michigan, Duck Lake and White Lake shall be defined as 579.80 feet IGLD 1955 DATUM.

PUBLIC HEARING CLOSED 7:15 p.m.

OLD BUSINESS

Resort PUD (Michillinda Beach and Lakeside Inn) – Tim Johnson from MainStreet Planning to present his recommendations and draft PUD language.

SECTION 1 INTENT

Consensus is the commissioners do not like the word (expand, expansion) used, they would like these replaced with redevelop.

SECTION 2 APPLICABILITY

Consensus is that the RPUD Ordinance should not apply to any other resorts or to new resorts which may be proposed in the future.

SECTION 3 PERMITTED USES

- A. Single family detached dwelling units for rental ~~or purchase~~ including cabins, cottages, & ranch houses.

Commissioners do not want purchase to be an option, if units are owned you need to allow key-holing. According to Tim you can't exclude purchase but you could not allow detached buildings.

- C. Multi family buildings such as townhouses or apartment buildings ~~with no more than 8, 12, 16 ???~~ dwelling units per building.

Consensus was to not indicate a definite number of dwellings per building.

- F. Outdoor recreational facilities and activities typically provided by a resort including but not limited to: tennis courts, ball fields, bike and walking paths, playground, community buildings, swimming pool, campfire area, beach and water activities, boating and docks, shuffle board, mini-golf and similar recreational facilities.

Consensus is to add that camping is not allowed.

- H. Wedding receptions, graduation parties, car shows, ~~parades~~ and other similar outdoor gatherings uses which are typically associated with a resort provided such uses meet the objectives of the RPUD District.

Consensus was to strike parades.

Tim will be rewriting the Shoreline Requirements. He was not aware of the proposed amendment to change the Lake Michigan Shoreline Overlay District to Lake Michigan Shoreline District and that amendment was done to the Shoreline Overlay District changing it to Inland Lakes District and that we have added the North Duck Lake Overlay District.

Owners from Michillinda Beach Lodge and Lakeside Inn had been invited to this meeting. Chairman Eley asks them if they would like to speak on the proposed language presented thus far.

Wally Olsen from Michillinda Beach Lodge states they must redevelop to make it financially feasible to continue operating; they want to work with the township to do this because they will need guidelines to help them decide what they would like to do. They don't want to come in with a plan that will not get approval.

Chairman Eley advises Mr. Olsen we need to know what is needed to make the project viable, our biggest question is density numbers.

Todd Groessl from Lakeside Inn says he believes we have left them out. This is the first he has heard of any of this. Chairman Eley explains this is the first meeting this has been discussed at. She then asks him for the same information she asked Mr. Olsen for.

If no redevelopment is planned they will operate as is, however, we are trying to have language in place in case they decide to redevelop. Both the Township and the Owner must know what is allowed.

Consensus was to take the draft RPUD Ordinance language under advisement and set a special meeting date at the January 2008 meeting. Chairman Eley asked Mr. Olsen and Mr. Groessl to please get requested information to Zoning Administrator Sandel.

NEW BUSINESS

1. Discuss possible survey on rezoning parcels from Neighborhood Commercial to Residential on the East and West side of Whitehall Road North of Michillinda.

Motion by Jan Deur, second from Bryan Grover, ADOPTED, to direct Chairman Eley and Supervisor Boughton to develop and send a survey to all parcel owners on the East and West side of Whitehall Road from Riley Thompson Road to Dame Road regarding rezoning.

5 AYES 2 ABSENT

2. Discuss planning goals and objectives for 2008-09 budget year.

Move to January meeting agenda.

3. Medium Density Residential Zoning – Amend Minimum Lot Area from One (1) acre to Two (2) acres and Minimum Lot Width from 105 feet to 150 feet.

Chairman Eley advises Commissioners that the Township Board did not adopt the proposed language to amend the minimum lot size and lot width for the Medium Density Residential Zoning District. Commissioner’s question why the Board of Trustees did not question the MDR recommended change when they voted unanimously to approve the Fruitland Township Comprehensive Plan. They also wondered why credibility was not given to the township’s survey responses. A survey and referendum were discussed as possible ways of finding out what the residents want. Chairman Eley said she would take up the matter with the Board again to see what might be done and a joint meeting can be scheduled if necessary.

OLD BUSINESS

1. Wind Towers – Subcommittee (Chairman Eley, Commissioners Funnell, Deur and Lernowich) Update
2. Definition of Common Open Space – reminder only.
3. Discuss draft of Planning Commission Bylaws – Commissioner Deur asked Commissioners to please review and submit comments to either him or Chairman Eley.

All of Old Business moved to the January meeting agenda.

ADJOURNMENT

Motion by Carol Kooistra, second from Jan Deur, ADOPTED to adjourn the December 5, 2007 regular meeting at 9:19 p.m.

5 AYES 2 ABSENT

Respectfully Submitted,

Sally Garvey, Recording Secretary