

**PLANNING COMMISSION**  
**Minutes for Regular Meeting of**  
**February 3, 2010**

- PRESENT** Chairperson Carol Kooistra, Tom Thompson, Jan Deur, William Josephson, Brian Lernowich, Steve Nagengast and Susan Hertel.
- ALSO PRESENT** Zoning Administrator Sandel, Recording Secretary Garvey and 7 interested parties.
- CALL TO ORDER** Chairperson Kooistra called the February 3, 2010 meeting to order at 7:02 p.m. and led those in attendance in the Pledge of Allegiance, followed by a moment of silence for those lost in Haiti.
- AGENDA** **Motion by Steve Nagengast, second from Sue Hertel, *ADOPTED*, to accept the February 3, 2010 meeting agenda as written.** **7 AYES**
- MINUTES** **Motion by Jan Deur, second from William Josephson, *ADOPTED*, to accept the January 6, 2010 regular meeting minutes as written.** **7 AYES**

**PUBLIC COMMENT**

1. Mary Ann Bard, 1428 W. River Road, thanks Planning Commissioners for their hard/good work.

**PUBLIC HEARING**

1. Proposed 2010 Master Plan

Chairperson Kooistra did a brief overview of why the plan adopted in July of 2007 was reviewed prior to the five years as required by the Michigan Planning Enabling Act of 2008. Most of the recommendations and goals of the 2007 plan have been implemented; thereby requiring amendments. The process of reviewing a Master Plan is challenging work, but when done properly it provides valuable information for future land use for the entire township. Every part of the 2007 Plan was thoroughly reviewed and amended where appropriate. The amendments have been done in accordance with the Michigan Planning Enabling Act of 2008 with notification being sent to entities contiguous to Fruitland Township and to the Muskegon County Administrator.

Laketon Township Zoning Administrator Dick Grenell sent letter stating he had reviewed the proposed amended Master Plan and found it to be very well written and visionary. He also wrote that Fruitland Township's Master Plan compliments Laketon Township's Master Plan in that we are both semi-rural communities that encourage smart growth.

**PUBLIC HEARING OPEN 7:16 p.m.**

1. Cindy Ackerman, 2195 Scenic Drive, states the document was well done.

**PUBLIC HEARING CLOSED 7:18 p.m.**

Chairperson Kooistra presented the following resolution.

**FRUITLAND TOWNSHIP  
RESOLUTION NO. 2010-02-03  
ADOPTION OF 2010 FRUITLAND TOWNSHIP MASTER PLAN**

**WHEREAS**, the Planning Commission, of Fruitland Township, County of Muskegon, has undertaken to update the 2007 Fruitland Township Master Plan and has proposed amendments to the language and maps; and

**WHEREAS**, a public hearing on the proposed Master Plan was held on Wednesday, February 3, 2010 at 7:00 PM and copies of the proposed Master Plan were sent to Whitehall Township, Laketon Township, City of Whitehall, Dalton Township, White River Township and the office of the Muskegon County Administrator for review; and

**WHEREAS**, following the public hearing the Planning Commission voted to adopt said Master Plan for the Township of Fruitland with additions and revisions to the Plan made at the hearing which are noted in the minutes of the meeting.

**NOW, THEREFORE BE IT RESOLVED**, the Planning Commission of Fruitland Township hereby adopts the 2010 Fruitland Township Master Plan.

Motion by Jan Deur, second by Sue Hertel, **ADOPTED**, Resolution 2010-02-03 to adopt the 2010 Fruitland Township Master Plan.

Upon a roll call vote, with all members present, the members voted as follows:

**“AYE”**: Thompson, Deur, Lernowich, Nagengast, Hertel, Josephson and Kooistra

**“NAY”**: None

**“ABSENT”**: None

**BE IT RESOLVED THAT**, the 2010 Fruitland Township Master Plan was adopted at the Planning Commission Meeting held, Wednesday, February 3, 2010 at 7:00 PM.

**NEW BUSINESS**

**1. Rental Property Ordinance – Draft**

Chairperson Kooistra advised that if adopted the proposed rental property ordinance will be a Regulatory Ordinance, which would fall under the control of the Township Board, however, Supervisor St. Amour asked her to meet with him and the Rental Property Citizen Advisory Committee (Commissioner Nagengast and David Burns) and to collect comments from the Planning Commissioners of which he will take to the Township Board. Chairperson Kooistra requested that Planner Tim Johnson create a draft rental property ordinance which was given to Commissioners for review. After Commissioner Nagengast did brief overview of why a rental property ordinance is necessary and brief discussion was held consensus was to put on the March agenda under Old Business. This will give the Commissioners time to review the Citizen Advisory Committee document/report and also the language Laketon Township has regarding rental properties.

**2. Duck Lake State Park Ordinance – Draft**

Chairperson Kooistra advised no action would be taken at this meeting. After a short discussion was held and a few suggestions for language changes were given consensus of the commissioners was that they approved the draft ordinance with the suggested changes being proposed. Chairperson Kooistra asked that any further suggestions be given to her within the next week and she will provide the suggestions to our planning consultant. An amended/revised document will be presented at the March meeting.

**OLD BUSINESS**

1. ARTICLE III, General Provisions, Section 3.32 Driveways, sent back by Township Board for further review.

**SECTION 3.32 DRIVEWAYS**

Each building site is to be serviced by a driveway. Driveways shall be constructed of gravel, concrete, asphalt, crushed limestone, crushed concrete, slag or other comparable material as may be approved by the township. All new driveways must have a cleared driving area throughout their entire length to a width of **not less than twenty feet and an unobstructed vertical clearance of not less than 13 feet 6 inches to be consistent with the current International Fire Code requirements as adopted by the Township Board.** Driveways shall not be closer than 80 feet to an intersection, except for exceptional circumstances as approved by the Fruitland Township Board or their designated representative and the Muskegon County Road Commission. Except for building sites on private streets, an approved driveway permit must be obtained from the Muskegon County Road Commission (MCRC) and submitted to the Building Inspector prior to the issuance of a building permit.

Zoning Administrator Sandel advised he spoke with White Lake Fire Authority Fire Marshal Ben Novak after the Township Board met and he still recommends we go with what was written as shown above and that was sent to the Township Board last month. Commissioners do not know what the Fire Code requirements are relative to single family dwelling driveways. Consensus was to get a copy of that section of the fire code and to put on the March agenda inviting Fire Marshal Novak to attend.

2. Zoning Ordinance Review Committee.

No report.

3. Review of the Township Guide to Planning and Zoning, Part 6, Chapters 17 and 18.

At the March meeting Commissioner Deur will do Part 6, Chapters 17 and 18, Commissioner Lernowich will do Part 7, Chapters 19 and 20, Commissioner Thompson will do Chapter 21, Commissioner Josephson Chapter 22 and Commissioner Hertel Chapter 23 which will conclude the review of the Township Guide to Planning and Zoning.

**COMMISSIONERS COMMENTS**

Commissioner Deur advised that the Township Board moved to try the Joint Planning Commission for six (6) months which would cost five hundred (\$500) dollars. Since then they have received a letter from West Michigan Shoreline Regional Development Commission stating we must join for one (1) year. Commissioner Deur will give another update next month.

**ADJOURNMENT**

**Motion by Brian Lernowich, second from Sue Hertel, *ADOPTED*,  
to adjourn the February 3, 2010 regular meeting at 9:05 p.m.**

Respectfully Submitted,

Sally Garvey, Recording Secretary