

PLANNING COMMISSION
Minutes for Regular Meeting of
April 7, 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 3 interested parties.
- CALL TO ORDER** Chairperson Kooistra called the April 7, 2010 meeting to order at 7:00 p.m. and led those in attendance in the Pledge of Allegiance.
- AGENDA** **Motion by Susan Hertel, second from Jan Deur, *ADOPTED*, to accept the April 7, 2010 meeting agenda as written.**
7 AYES

ELECTION OF CHAIRPERSON

ELECTION OF VICE CHAIRPERSON

ELECTION OF SECRETARY

- Motion by Jan Deur, second from William Josephson, *ADOPTED*, to nominate and elect Carol Kooistra as Chairperson, Tom Thompson as Vice Chairperson and to re-elect Brian Lernowich as Secretary for the Planning Commission year of April 2010 to April 2011.**
7 AYES

- MINUTES** **Motion by Jan Deur, second from Susan Hertel, *ADOPTED*, to accept the March 3, 2010 regular meeting minutes as written.**
7 AYES

PUBLIC COMMENT - None

PUBLIC HEARING

1. Application from Winberg Development LLC for a Special Land Use Permit according to Article XIV SPECIAL LAND USES, Section 14.04 (II) for an approved use according to Section 11.03 (K) in order to operate a Veterinary Hospital and Animal Clinic South of White Lake Drive on Whitehall Road, Whitehall, Michigan. Parcel Identification Number: 61-06-101-100-0002-02.

PUBLIC HEARING OPEN 7:10 P.M.

Brad VanBergen from Winberg Development LLC, Trent and Amy Kidder were here to present project and answer questions. This Veterinary Hospital and Animal Clinic will be for small animals only. There will be no boarding of animals or a pet cemetery. It will not be a twenty-four (24) hour operation; however, she will provide emergency service to her clients if necessary. There was some concern with the proposed future gravel parking area. According to Brad this gravel area will not be used for parking for patrons, it will only be parking maybe for the Veterinarian and for trucks to pick up frozen deceased animals and garbage from dumpsters. It would not be cost effective to pave this area that could be later developed. All lighting used will be down lighting which will not create light pollution in the area. A drive agreement will be recorded because this drive will service both this project and also one in the future to the North of this.

PUBLIC HEARING CLOSED 8:12 P.M.

Motion by Jan Deur, second from Brian Lernowich, *ADOPTED*, to recommend approval to the Township Board of Trustees a Special Land Use Permit according to Section 11.03 (K) in order to operate a Veterinary Hospital and Animal Clinic South of White Lake Drive on Whitehall Road, Whitehall, Michigan, Parcel Identification Number: 61-06-101-100-0002-02.

7 AYES

Motion by William Josephson, second from Susan Hertel, *ADOPTED*, to approve the Preliminary Site Plan Review for the construction of a Veterinary Hospital and Animal Clinic South of White Lake Drive on Whitehall Road, Whitehall, Michigan, Parcel Identification Number: 61-06-101-100-0002-02.as submitted.

7 AYES

NEW BUSINESS

1. **Accessory Buildings** - The Township Board moved to request the examination of the current zoning ordinance which prohibits accessory buildings on vacant parcels, unless the parcels are in the Agricultural Overlay District and a report to the Board of Trustees regarding findings.

DISCUSSION

Consensus of Planning Commissioners is that the Accessory Buildings Ordinance should remain as is. The following concerns were cited if they would be allowed on vacant parcels: 1) they could no longer be called Accessory Buildings. 2) Because there is a greater chance of someone using the accessory building as living quarters. 3) Over abundance of storage items could be stored outside of the building creating a public nuisance to adjoining neighbors. Chairperson Kooistra will report these findings to Supervisor St. Amour.

OLD BUSINESS

1. Duck Lake State Park Ordinance – Draft

Chairperson Kooistra handed out a draft from Cliff Bloom (shows changes). At the May meeting she will hand out a clean copy along with a letter of explanation from Cliff Bloom on the changes he made. The Planning Commission members are asked to review this draft copy before the May meeting and be ready to discuss the possibility of sending the draft ordinance to the State of Michigan for review.

2. Zoning Ordinance Review Committee – Draft Language for Section 3.32 Driveways

Motion by Tom Thompson, second from William Josephson, *ADOPTED*, to approve as amended the language submitted by the Zoning Ordinance Review Committee and send to the Township Board of Trustees for their review and comment before a public hearing is set.

7 AYES

COMMISSIONERS COMMENTS

Commissioner Deur gave an overview of the Zoning Seminar given by Clifford Bloom that he attended on April 1, 2010.

Chairperson Kooistra asks that all Commissioners come to the May meeting with at least one (1) goal for the 2010-2011 year.

ADJOURNMENT

**Motion by Susan Hertel, second from Tom Thompson, *ADOPTED*,
to adjourn the April 7, 2010 regular meeting at 10:20 p.m.**

Respectfully Submitted,

Sally Garvey, Recording Secretary