

PLANNING COMMISSION
Minutes for (Rescheduled) Regular Meeting of
April 9, 2008

PRESENT Chairman Mary Eley, Tom Thompson, Sue Hertel, Jan Deur,
Brian Lernowich, Carol Kooistra and Bryan Grover.

ALSO PRESENT Zoning Administrator Don Sandel and 8 interested parties.

CALL TO ORDER Chairman Eley called the April 9, 2008 meeting to order at 6:30 p.m. and led those in attendance in the Pledge of Allegiance and welcomed new Planning Commissioner Sue Hertel.

AGENDA **Motion by Jan Deur, second from Tom Thompson,**
***ADOPTED*, to accept as written.**

7 AYES

ELECTION OF CHAIRMAN

ELECTION OF VICE CHAIRMAN

ELECTION OF SECRETARY

Motion by Jan Deur, second from Tom Thompson,
***ADOPTED*, to re-elect Mary Eley as Chairman, elect**
Carol Kooistra as Vice Chairman and Brian Lernowich
as Secretary for 2008-2009.

7 AYES

MINUTES **Motion by Bryan Grover, second from Jan Deur,**
***ADOPTED*, to accept the March 5, 2008 regular**
meeting minutes as written.

7 AYES

PUBLIC COMMENT

- Joe Emory, 5069 W. Duck Lake Road, also speaking on behalf of John Spooner, 5117 W. Duck Lake Road, expresses concerns with the parcel owner between them creating a private street for access to the back of his parcel on which he plans to build a home. The ordinance (Private Streets Serving One Lot) allows the street to be constructed to the township driveway standards. They would like to see an amendment stipulating where the driveway must be located within the 45' right of way and also a certain setback from buildings on adjoining properties.

Chairman Eley advises this will be taken under advisement.

Motion by Carol Kooistra, second from Sue Hertel,
***ADOPTED*, to set a subcommittee of Commissioner**
Deur as Chair, Commissioners Lernowich, Thompson,
Zoning Administrator Don Sandel and either Joe Emory
or John Spooner to meet and discuss possible amendments
and report back.

7 AYES

NEW BUSINESS

1. Review ninety (90) day time constraint for Site Plan Review Final action by Planning Commission.

Zoning Administrator Don Sandel states that Platted Subdivisions have to be either approved or denied with reason by the Township Board within ninety (90) days. Commissioner Deur will review further and draft language to incorporate all existing requirements.

OLD BUSINESS

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

Per request from the applicant adjourn until the May Meeting.

2. Wind Towers – Subcommittee (Chairman Eley, Commissioners Funnell, Deur and Lernowich), review proposed language.

Upon review of the proposed language the following questions were asked: 1) Should water pumping be added, 2) Shouldn't Article XIV Special Land Uses (JJ) 21 state that if any WECS facilities which are abandoned or unused and need to be removed shall be done so at the owner's expense?, 3) Is the Shadow Flickering language strong enough? Consensus was to have the proposed language reviewed by someone with expertise in wind energy.

Motion by Jan Deur, second from Carol Kooistra, ADOPTED, to direct Chairman Eley to submit the proposed language to the Great Lakes Renewable Energy Association for their comment and input.

7 AYES

3. Definition of Common Open Space.

Chairman Eley is working with Planner Tim Johnson on proposed language.

4. Resort PUD (Michillinda Beach and Lakeside Inn)

Meeting scheduled for Wednesday April 30, 2008 at 6:30 p.m., resort owners have been invited and Planner Tim Johnson will attend.

5. Duck Lake State Park – Zoning

Consensus was to set up subcommittee of Commissioner Hertel as Chair, Commissioners Kooistra and Thompson. Funds were allocated for Planner Tim Johnson so he can help with this. Chairman Eley will provide language for Chair Commissioner Hertel to review and then she will report progress at the next meeting.

6. Discuss revised draft of Planning Commission Bylaws.

Motion by Jan Deur, second from Brian Lernowich, ADOPTED, to adopt drafted bylaws dated March 20, 2008 as written.

7 AYES

- 7. Neighborhood Commercial v Residential – Surveys mailed to all Neighborhood Commercial parcel owners on Whitehall Road.

Secretary Sally Garvey will review returned surveys and report results at the May meeting.

- 8. 791+ surveys mailed to all Medium Density Residential (MDR) parcel owners regarding possible amendment to change the Minimum Lot Area from One (1) acre to Two (2) acres and the Minimum Lot Width from 105 feet to 150 feet.

Consensus was to set up subcommittee of Chairman Eley, Commissioners Kooistra and Deur to review comments. Set Public Hearing date at the May meeting.

PLANNING/ZONING UPDATES

Zoning Administrator Sandel talked about a fence request that he received in which the request is for a fence to be six (6) feet within the required front yard setback. He asked because the houses are closer to the road than 100' if averaging can be used to establish the front set back line. Consensus of the Commissioners was that according to Fences, Walls, Hedges, Berms and Screens it specifically states required front yard set back so they believe this would be an issue for the Zoning Board of Appeals.

COMMISSIONERS COMMENTS

ADJOURNMENT

**Motion by Jan Deur, second from Sue Hertel,
ADOPTED to adjourn the April 9, 2008
(rescheduled) regular meeting at 8:07 p.m.**

7 AYES

Respectfully Submitted,

Sally Garvey, Recording Secretary