

PLANNING COMMISSION
Minutes for Regular Meeting of
June 3, 2009

PRESENT Chairperson Carol Kooistra, Tom Thompson, Jan Deur, Sue Hertel, William Josephson and Steve Nagengast.

ALSO PRESENT No interested parties.

NOT PRESENT Brian Lernowich and Zoning Administrator Sandel, excused.

CALL TO ORDER Chairperson Kooistra called the June 3, 2009 meeting to order at 7:00 p.m. and led those in attendance in the Pledge of Allegiance.

AGENDA **Motion by Sue Hertel, second from Jan Deur, *ADOPTED*, to accept as written.**

6 AYES
1 ABSENT

MINUTES **Motion by Jan Deur, second from Steve Nagengast, *ADOPTED*, to accept the May 6, 2009 regular meeting minutes as written.**

6 AYES
1 ABSENT

PUBLIC COMMENT

None

NEW BUSINESS

1. Review of The Township Guide to Planning and Zoning, Introduction and Part 1, chapters 1 & 2.

Chairperson Kooistra provided a summary of the Introduction and Part 1, Chapters 1 & 2. This language has to do with the Master Plan. She explained that the Master Plan had a major overhaul and was adopted by the Township Board in July of 2007. We do not need to do major work, however, there are a few things that need to be reviewed and possibly revised. She asked if one of the Commissioners would be interested in doing a summary of Part 2, Chapters 3 & 4 for the next meeting. Commissioner Nagengast said he would do the summary.

OLD BUSINESS

1. Duck Lake State Park Zoning – Update.

Chairperson Kooistra said she would be meeting with the Duck Lake Association sometime in June.

2. Zoning Ordinance Review Committee – Update.

Commissioner Josephson explained that the review committee is still meeting and have a list of things to work on. Supervisor St. Amour would like the committee to review the Average Setback language, however, he believes the Average Setback language is fine as written and that the problem is being able to build on the same footprint (but allowing a higher height and allowing projections into setback areas) that were not there before on a non-conforming lot. He stated the review committee will continue to review this and will provide proposed language when available. Chairperson Kooistra stated she would respond to

Supervisor St. Amour. Chairperson Kooistra requested a list of what the committee will be working on. Commissioner Josephson said he would get a list together for her.

COMMISSIONERS COMMENTS

Commissioner Deur stated Supervisor St. Amour asked him to share that someone has verbally requested to have the minimum dwelling unit floor area lowered. Chairperson Kooistra asked staff to research when and how it was changed to the 1,120 square feet GFA/960 square feet GFA on ground floor and to respond to Supervisor St. Amour.

PLANNING/ZONING UPDATES

Commissioner Deur as the Township Board liaison reports that a recommendation from the Law Enforcement CAC will be presented at the June 15, 2009 Township Board meeting. He also reported that the Township Board concurred with the Planning Commission on all recommendations at their May 18, 2009 meeting, although the Board's approval of the McCormick application was approved with slightly different language than the Planning Commissions approval.

Commissioner Thompson requested an update on the Special Land Use Permit Application received from McCormick, LLC requesting to operate a Convenience Store with Fuel in the Neighborhood Commercial District on the Southeast corner of Whitehall Road and White Lake Drive, Whitehall, Michigan and the Special Land Use Permit Application received from Gerald Hobby requesting to operate a sub, pizza and ice cream shop in the Neighborhood Commercial District at 5706 Whitehall Road, Whitehall, Michigan.

Zoning Coordinator Garvey advised that Joel McCormick has revised and sent to Zoning Administrator Sandel the site plan to show the change of the well location and the future connecting driveways as the Planning Commission requested. Gerald Hobby is currently working with entities that he needs approvals from. Staff has not received the approvals as of this time.

ADJOURNMENT

**Motion by Jan Deur, second from William Josephson, ADOPTED,
to adjourn the June 3, 2009 regular meeting at 8:35 p.m.**

Respectfully Submitted,

Sally Garvey, Recording Secretary