

**PLANNING COMMISSION
Minutes for Regular Meeting of
August 6, 2008**

- PRESENT** Chairman Mary Eley, Tom Thompson, Sue Hertel, Jan Deur, Brian Lernowich, Carol Kooistra and Matt Cross.
- ALSO PRESENT** Zoning Administrator Don Sandel and 5 interested parties.
- CALL TO ORDER** Chairman Eley called the August 6, 2008 meeting to order at 6:30 p.m. and led those in attendance in the Pledge of Allegiance.
- AGENDA** **Motion by Jan Deur, second from Brian Lernowich, *ADOPTED*, to accept the August 6, 2008 regular meeting agenda as written.**
7 AYES
- MINUTES** **Motion by Jan Deur, second from Sue Hertel, *ADOPTED*, to accept the July 9, 2008 regular meeting minutes as written.**
7 AYES
- PUBLIC COMMENT** None

PUBLIC HEARINGS

1. Resolution for Recommendation 2008-08-06 #1

Motion by Sue Hertel, second from Jan Deur, *ADOPTED*, to recommend approval of amendment to Article IXa, Open Space Planned Unit Development (OS-PUD), Section 9.02a Definitions, as written below.

7 AYES

SECTION 9.02a DEFINITIONS

For purposes of this section, a “subdivision” means any parcel or contiguous parcels of land proposed to be divided, into 10 or more lots, site condominium lots or recorded platted lots, for the purpose of sale, transfer or building construction and which is proposed to be served by an approved private or public road.

For the purposes of this section, “Open Space” means any parcel or area of land that is set aside, dedicated, designated or reserved for public or private use or enjoyment. Such areas may contain, but are not limited to, forests, farmland, fallow fields, floodplains, wetlands, and shorelands. Open Space can also encompass scenic vistas, recreational areas, historic sites, and common space dedicated as a permanent recorded easement.

PUBLIC HEARING OPEN 6:36 p.m.

1. Chris Deur, 2761 Scenic Drive, supports language

PUBLIC HEARING CLOSED 6:37 p.m.

DISCUSSION

Commissioner Thompson voiced concerns of including floodplains and wetlands.

OLD BUSINESS

1. Michigan Planning Enabling Act (MPEA), PA 33 of 2008 effective September 1, 2008 – review proposed zoning amendment language from Planner Tim Johnson

**Motion by Jan Deur, second from Brian Lernowich,
ADOPTED to nominate and elect Carol Kooistra as
Chairperson and Tom Thompson as Vice Chairperson
effective September 1, 2008.**

One of the changes with the MPEA is that the member of the Township Board who serves on the Planning Commission shall be referred to an “ex-officio” member. They may maintain full voting rights but such “ex-officio” member can not be the chairperson so a new chairperson and vice chairperson must be nominated.

Commissioner Deur asks if the Planning Commission By-Laws and the Subdivision Ordinance have been reviewed for possible changes. Chairman Eley states at this time only the Zoning Ordinances have been reviewed, however, she will work with Planner Tim Johnson to have the other things reviewed and will ask for specific language for the amendments that will be necessary. Place as September Agenda item.

2. Campground Requirements – Subcommittee update

Chairman Eley advises Mr. Coker that consensus is to not address the issue of changing the minimum acreage from thirty (30) acres to something lower. This issue will take further study and the Planning Commission does not have the resources to do such study at this time. Mr. Coker was advised if he wanted to pursue a lower minimum acreage he may come back again at a later time.

3. Wind Towers – Subcommittee update

Commissioner Deur gave update that the subcommittee has received responses from Jeremy Wittrock from Great Lakes Renewable Energy and Planner Tim Johnson regarding the proposed language and have also obtained a copy of the City of Norton Shores Ordinance that was recently passed. The subcommittee has not met yet to discuss all the proposed changes.

4. Resort Planned Unit Development (RPUD) – Town Hall Meeting scheduled for August 20, 2008 at 7:00 p.m.

Chairman Eley recommended changing the time from 7:00 p.m. to 6:30 p.m. to avoid confusion with all the other Planning Commission meetings always starting at 6:30 p.m. She provided a press release for review. Consensus of the Commissioners was to direct Recording Secretary Garvey to send such press release to the Muskegon Chronicle and White Lake Beacon to request it be published.

5. Duck Lake State Park Zoning – Subcommittee update

Commissioner Hertel advises that the subcommittee has not met again; however, the research is continuing.

6. Neighborhood Commercial v Residential – Review letter for Town Hall meeting scheduled for September 10, 2008 at 6:30 p.m.

Commissioners reviewed the proposed letter and suggested some minor changes. Chairman Eley will make the changes and have it to Recording Secretary Garvey so it can be mailed on August 18, 2008.

- 7. Private Streets Serving Two (2) to Thirty (30) Lots and Private Street Design and Construction Standards Minimum Design Requirements – Subcommittee update

Commissioner Thompson presented the subcommittee update. Consensus of the subcommittee was to recommend amending the Fruitland Township Private Street Design and Construction Standards by amending the title of (8.) to read PRIVATE STREETS SERVING 2 TO 3 LOTS and adding language that the road right of way must be ten (10) feet from any contiguous property for private streets serving 2 to 3 lots, fifteen (15) feet for private streets serving 4 to 14 lots and twenty (20) feet for private streets serving 15 to 30 lots.

Motion by Brian Lernowich, second from Carol Kooistra, ADOPTED, to support the proposed amendments and direct Zoning Administrator Sandel to seek Township Engineers input if he feels is necessary and to then take the language to the Township Board.

7 AYES

PLANNING/ZONING UPDATES

Chairman Eley asks Planning Commissioners to review copy of Ordinance from another Township for Noxious Weeds and to give input.

COMMISSIONERS COMMENTS

ADJOURNMENT

Motion by Jan Deur, second from Brian Lernowich, ADOPTED, to adjourn the July 9, 2008 rescheduled regular meeting at 8:24 p.m.

6 AYES

Respectfully Submitted,

Sally Garvey, Recording Secretary