

PLANNING COMMISSION
Minutes for Regular Meeting of
September 3, 2008

- PRESENT** Chairperson Carol Kooistra, Tom Thompson, Sue Hertel, Jan Deur, Brian Lernowich, Mary Eley, and Matt Cross.
- ALSO PRESENT** Zoning Administrator Don Sandel and 23 interested parties.
- CALL TO ORDER** Chairperson Kooistra called the September 3, 2008 meeting to order at 6:30 p.m. and led those in attendance in the Pledge of Allegiance.
- AGENDA** **Motion by Mary Eley, second from Jan Deur, *ADOPTED*, to accept the September 3, 2008 regular meeting agenda as written.**
7 AYES
- MINUTES** **Motion by Sue Hertel, second from Mary Eley, *ADOPTED*, to accept the August 6, 2008 regular meeting minutes, the April 30, 2008, and the July 23, 2008 special meeting minutes as written.**
7 AYES
- PUBLIC COMMENT** None

NEW BUSINESS

1. Joint Planning Commission Process

Chairperson Kooistra explained that the JPC is made up of the Supervisor and Planning Commission Chair from five townships. Commissioner Deur explained that he is the alternate and he went to the last meeting. He reported that the JPC would like to jointly review projects that come from each township, but it is unclear if the JPC has legal responsibility on these projects. Commissioner Deur stated that Township Attorney Robert Eklund has been made aware of the situation and he is looking into the matter and that MTA is preparing some information regarding this issue.

Zoning Administrator Sandel read his responsibilities as a Zoning Administrator according to the JPC. He stated that he wanted to make the Planning Commission and Township Board aware of these responsibilities. Chairperson Kooistra stated that she would like to keep this information and do further research on it when the new Township Board is in place.

2. Noxious Weeds Ordinance

Chairperson Kooistra suggested setting this ordinance aside until a later date. There were concerns that it is hard to enforce the current ordinances and it will be difficult to add more to enforce. There were also questions of whether the ordinance would apply to Township property, dune grass, and natural landscaping. The commission would like to get more information as to why this ordinance was brought to their attention. Commissioner Eley stated that the Ordinance Enforcer brought the idea to the Township Board and the Township Board sent it to the Planning Commission. The Planning Commission would like to set the Noxious Weeds Ordinance aside until the new Township Board is in place and let them decide what they would like to do with it.

OLD BUSINESS

1. Michigan Planning Enabling Act (MPEA), PA 33 of 2008 effective September 1, 2008 – Update from Planner Tim Johnson

Chairperson Kooistra stated that she spoke with Planner Tim Johnson and he will write the required ordinances and Chairperson Kooistra will present the ordinances at the October meeting.

2. Wind Towers – Subcommittee update

Commissioner Deur gave update that the subcommittee is still drafting language for an ordinance and they hope to meet again soon in order to have a draft ordinance to present at the October meeting. Chairperson Kooistra stated that she approved Commissioner Deur to have one hour of time with Planner Tim Johnson in order to work on the ordinance.

3. Resort Planned Unit Development (RPUD) – Update from the August 20, 2008 Town Hall meeting

Chairperson Kooistra read her notes of the concerns expressed, suggested changes in the potential ordinance, and suggested studies that she heard at the Town Hall meeting on August 20, 2008. She asked the other commissioners to add their comments. She stated that the Planning Commission was trying to be proactive with the ordinance and the Planning Commission has not seen any plans from the resort owner. Commissioner Eley read the following motion:

Whereas, public comment received at the August 20, 2008 special meeting of the Fruitland Township Planning Commission indicated that the proposed Resort PUD ordinance requires extensive additional study and consideration, and;

Whereas, the Fruitland Township Planning Commission and Board of Trustees are in a state of transition as a result of the recent elections, making it imprudent to undertake the consideration of a major ordinance change before the new members are seated, and;

Whereas, a significant number of property owners affected by this ordinance are summer residents and, therefore, unable to attend public meetings held after September 1, therefore;

I move to accept under advisement the proposed Resort PUD ordinance language, along with the public recommendations received at the August 20, 2008 special meeting, and commit them to the planning commission secretary for future reference.

I further move that we strike the Resort PUD item from the planning commission agenda until such time as the chair sees fit to reconsider.

**Motion by: Mary Eley
Seconded by: Sue Hertel
7 AYES, ADOPTED**

4. Duck Lake State Park Zoning – Subcommittee update

Commissioner Hertel stated that the subcommittee has not met yet; they are still gathering information.

5. Neighborhood Commercial v Residential – Town Hall meeting scheduled for September 10, 2008 at 6:30 p.m., letters have been sent to parcel owners

Chairperson Kooistra announced the meeting to the commissioners and the audience. Commissioner Deur suggested putting a notice in the Beacon to remind residents of the meeting. Commissioner Eley will contact the Beacon so that the notice gets published in time.

COMMISSIONERS COMMENTS

Chairperson Kooistra thanked Commissioner Eley for all of her hard work on the Master Plan and for everything she has done as the previous Chairperson of the Planning Commission.

Commissioner Hertel also thanked Commissioner Eley for her help.

Commissioner Deur encouraged new members of the Planning Commission to take a MSU Citizen Planner course. He informed the commissioners that the class is very helpful and he would recommend it to new Planning Commission members.

Zoning Administrator Sandel thanked Chairperson Kooistra and Commissioner Eley for their hard work.

Commissioner Lernowich stated that there is one variance going before the Zoning Board of Appeals this month and he will report back at the October meeting to let everyone know how it goes.

ADJOURNMENT

**Motion by Mary Eley, second from Tom Thompson, *ADOPTED*,
to adjourn the September 3, 2008 regular meeting at 7:22 p.m.
7 AYES**

Respectfully Submitted,

Ericka DeCair, Recording Secretary