

**PLANNING COMMISSION
Minutes for Regular Meeting of
January 9, 2013**

PRESENT Dave Roesler, Tom Thompson, Jan Deur, William Josephson, John Warner, Leslie Sprott and Mark Dykhouse.

ALSO PRESENT Zoning Administrator Sandel, Recording Secretary Dion and 0 interested parties.

CALL TO ORDER Chairperson Roesler called the January 9, 2013 meeting to order at 7:00 p.m. and led those in attendance in the Pledge of Allegiance.

AGENDA **Motion by Dave Roesler, second from Jan Deur, *ADOPTED*, to amend the January 9, 2013 meeting agenda by adding NEW BUSINESS – Discuss Meeting Time, and approve as amended.**
7 AYES

MINUTES **Motion by John Warner, second from William Josephson, *ADOPTED*, to accept the December 5, 2012 regular meeting minutes as written**
7 AYES

PUBLIC COMMENT

None

PUBLIC HEARING

Amend Article III, General Provisions, Section 3.07 Projections Into Yards to add (D.)

D. *Eaves may project into any yard setback, but shall not project into any such setback more than Twenty-Four inches.*

Amend Zoning Districts Site Development Standards regarding Side Yard Setback

- ARTICLE IV, RR, RURAL RESIDENTIAL, SECTION 4.04
- ARTICLE V, LDR, LOW DENSITY RESIDENTIAL, SECTION 5.04
- ARTICLE VI MDR, MEDIUM DENSITY RESIDENTIAL, SECTION 6.04
- ARTICLE VIa LMSD, LAKE MICHIGAN SHORELINE DISTRICT, SECTION 6.04a
- ARTICLE VII, MHDR, MEDIUM HIGH DENSITY RESIDENTIAL, SECTION 7.04
- ARTICLE VIII, HDR, HIGH DENSITY RESIDENTIAL, SECTION 8.04
- ARTICLE VIIIa, ILD, INLAND LAKES DISTRICT, SECTION 8.02a
- ARTICLE XII, FPR, FOREST PRESERVATION AND RECREATION DISTRICT, SECTION 12.04

Side Yard Setback	_____ () feet as measured to either the eaves or foundation, whichever is closer.
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PUBLIC HEARING OPEN 7:04 P.M.

No public comment.

PUBLIC HEARING CLOSED 7:05 P.M.

Commissioner Deur asked if allowing this projection into a side yard setback will create a problem for emergency vehicle access. Commissioner Josephson stated he does not believe so, even with a 10' side yard setback and allowing the maximum of 24" projection into side yard setback for eaves would still leave 16' between homes.

Motion by William Josephson, second from Jan Deur,
ADOPTED, to recommend approval to the Township
Board of Trustees the amended language as written above.

7 AYES

NEW BUSINESS

1. Discuss meeting time

Chairperson Roesler advised that the Township Board of Trustees changed their meeting start time from 7:00 p.m. to 5:00 p.m. Discussion was held on if the Commissioners wanted to change their start time.

Motion by Dave Roesler, second from John Warner,
ADOPTED, to change the meeting start time from
7:00 p.m. to 6:30 p.m. starting with the February meeting.

7 AYES

OLD BUSINESS

1. Reports from Sub-Committees

- Article III, General Provisions, Section 3.17 – Excavations, Holes or Ponds

Commissioner Thompson did a brief overview of the proposed language for Article XIV Special Land Uses, Section 14.04 Special Land Use Requirements, for ponds exceeding one (1) acre of surface area and the proposed language to amend Uses Permitted by Special Land Use in each Zoning District and Article III, General Provisions, Section 3.17, Excavations, Holes or Ponds. Consensus was to amend proposed (4.) of the Special Land Use Requirements to read (State approval shall be required prior to the construction of any pond over five (5) acres in size.) and to send the language to Attorney Even for his review and comments.

- Article III, General Provisions, Section 3.08 – Accessory Buildings and Uses

Commissioner Warner did a brief overview of the sub-committee meeting held December 19, 2012, at which Supervisor St. Amour presented his reasons for believing Accessory Buildings should be allowed without a principal use. He believes being rural they should be allowed, maybe not in all zoning districts, but he would leave that up to the Planning Commission to research if they decided to pursue this. At the meeting it was also discussed that maybe striking the last sentence under Section 3.34 Agriculture Uses (Agricultural operations must comply with State of Michigan GAAMP's as confirmed by the Muskegon County Agricultural Extension office, or

other applicable authority.) because at this time this must be complied with to allow Accessory Buildings not to exceed ½% of parcel size, or 3,200 square feet, whichever is greater without a variance. Consensus is not to pursue allowing Accessory Buildings without a primary use, to recommend amendment to strike the last sentence under Section 3.34 Agriculture Uses (Agricultural operations must comply with State of Michigan GAAMP's as confirmed by the Muskegon County Agricultural Extension office, or other applicable authority.) and to have the sub-committee meet to further discuss the possible amendment of an Accessory Building being allowed closer than 200' if in the front yard.

- Digital Signs

Commissioner Deur advised that the sub-committee met and discussed language proposed by Attorney Even. According to an email from Attorney Even to Commissioner Deur he is thinking that this should be a regulatory ordinance that will be complimented by a zoning ordinance, to be written, that addresses the Land use aspect of signs in various districts. In the past this has been strictly a zoning ordinance, yet the bulk of it has always been more of a regulatory nature. Consensus was to work with Attorney Even on possibly taking temporary signs from the Zoning Ordinance and creating a Regulatory Ordinance for them, proposing language for timing and lumens for digital signs and then review ordinance for legality.

COMMISSIONERS COMMENTS

None

PLANNING/ZONING UPDATES

None

ADJOURNMENT

The January 9, 2013, regular meeting adjourned at 8:27 p.m.

Respectfully Submitted,

Sally Dion, Recording Secretary