

**PLANNING COMMISSION**  
**Minutes for Regular Meeting of**  
**November 7, 2012**

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

**ALSO PRESENT** Recording Secretary Dion and 2 interested parties.

**NOT PRESENT** Zoning Administrator Sandel, excused.

**CALL TO ORDER** Chairperson Roesler called the November 7, 2012 meeting to order at 7:00 p.m. and led those in attendance in the Pledge of Allegiance.

**AGENDA** **Motion by John Warner, second from Jan Deur, *ADOPTED*, to accept the November 7, 2012 meeting agenda as written.**

**7 AYES**

**MINUTES** **Motion by Jan Deur, second from Leslie Sprott, *ADOPTED*, to accept the September 5, 2012 regular meeting minutes as written**

**7 AYES**

**PUBLIC COMMENT**

None

**PUBLIC HEARING**

1. **Site Plan Review** – Application from Seaway Gun Club, 3400 W. Bard Road, Muskegon, Michigan 49445, for the proposed construction of a 30' X 40' storage building on parcel number 61-06-122-300-0004-00 located in the Rural Residential/Agricultural District.

**PUBLIC HEARING OPEN 7:04 P.M.**

Mike Dykstra, President, is here on behalf of the club and explains this building will be used for storage of a quad and equipment (targets, etc.) that are now being stored in the club house meeting room. At this time there is no plan on putting electrical or a restroom in this building, it will be strictly for storage. The building will not change any part of the operation as it runs today. He was asked if there are any other buildings on the property, he said there is a 12' X 20' building that is a power house and there is an existing trailer that will be removed. Zoning Administrator Sandel has advised Chairperson Roesler that he has no special concerns and that the building is accessory to the principal use that exists already. Consensus is it will be better to have this building for storage of equipment.

**PUBLIC HEARING CLOSED 7:16 P.M.**

**Motion by John Warner, second from Jan Deur, *ADOPTED*, to approve the Site Plan as submitted by Seaway Gun Club, 3400 W. Bard Road, Muskegon, Michigan, 49445 located on parcel 61-06-122-300-0004-00 for the construction of a 30' X 40' storage building.**

**7 AYES**

**NEW BUSINESS**

1. **Request from the Township Board of Trustees** - Review and discuss Article III, Section 3.08 Accessory Buildings and Uses - not being allowed on vacant parcels.

After short discussion on the current language and definitions, consensus was to have the sub-committee already working on Accessory Buildings and Uses meet with Supervisor St. Amour to get his position and report back.

**OLD BUSINESS**

1. **ARTICLE III, GENERAL PROVISIONS, SECTION 3.29 (C) OUTDOOR STORAGE IN RESIDENTIAL DISTRICTS**

Ratify language adopted by Township Board of Trustees September 17, 2012, written as follows:

- C. Recreational vehicles or equipment shall be parked or stored on a lot or parcel of land ~~that is devoted to a single family dwelling or same owner~~ **containing a dwelling or commercial building**. The lease of space for storage or parking of recreational vehicles or equipment for compensation shall not be permitted in a Residential District.

Commissioner Deur explained the recommended language used primary structure; however, our ordinance does not define primary structure so according to Attorney Even it should not be used.

**Motion by Jan Deur, second from John Warner, *ADOPTED*, to ratify the language as adopted by the Township Board of Trustees, to read as written above.**

**7 AYES**

2. Reports from Sub-Committees

- **Article III, General Provisions, Section 3.17 – Excavations, Holes or Ponds (Amend)**

Brief review was done of proposed language for Special Land Use requirements submitted by Commissioner Thompson. Commissioners will review language and provide comment to the sub-committee. The sub-committee will continue to work on this.

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

No report, this sub-committee (Commissioners Thompson, Dykhouse, Warner) and Zoning Administrator Sandel have not met yet. When it meets it will be discussing the existing ordinance to see if amendments are needed.

- **Medical Marihuana Ordinance**

Commissioner Deur advised that the moratorium expires January 31, 2013. The sub-committee will meet with Attorney Even on Tuesday, November 27, 2012 at 4 p.m., to discuss proposed language that a public hearing can be held on at the January meeting. Consensus is baseline language is necessary and can always be amended if needed.

- Digital Signs

No update.

**COMMISSIONERS COMMENTS**

- Chairperson Roesler advises the January meeting date falls on January 2. Consensus of all Commissioners is to reschedule that meeting to January 9.

**Motion by Dave Roesler, second from William Josephson, *ADOPTED*, to reschedule the meeting date to January 9, 2013.**

**7 AYES**

- Commissioner Josephson handed out proposed language as written below. Consensus was to set public hearing for the January meeting and to have Attorney Even review the proposed language and provide comment.

**ARTICLE III, GENERAL PROVISIONS**

**SECTION 3.07 PROJECTIONS INTO YARDS**

***D. Eaves may project a maximum of 24” into any 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**

Side Yard Setback	_____ ( ) feet as measured to either the eaves or foundation, whichever is closer.
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- Commissioner Deur stated there seems to be some question of the purpose of the Joint Planning Commission, he is not sure what will come of this but he will keep us updated.

**ADJOURNMENT**

**The November 7, 2012, regular meeting adjourned at 8:20 p.m.**

Respectfully Submitted,

Sally Dion, Recording Secretary