

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

**PRESENT** Chairperson Carol Kooistra, Tom Thompson, Jan Deur, Brian Lernowich, Dave Roesler, William Josephson and Steve Nagengast.

**ALSO PRESENT** Zoning Administrator Sandel, Recording Secretary Dion and **11** interested parties.

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

**AGENDA** **Motion by William Josephson, second from Jan Deur, *ADOPTED*, to amend the agenda by adding (Review of last year's goals) under Old Business and accept the March 12, 2012 meeting agenda as amended.**

**7 AYES**

**MINUTES** **Motion by Dave Roesler, second from Brian Lernowich, *ADOPTED*, to accept the February 8, 2012 regular meeting minutes as written.**

**7 AYES**

**PUBLIC COMMENT**

None

**PUBLIC HEARING**

Application from White Lake Golf Club, 6777 South Shore Drive, Whitehall, Michigan 49461, for a Special Land Use Permit according to Article XIV SPECIAL LAND USES, Section 14.04 (K) (5) for an approved use according to Article V LOW DENSITY RESIDENTIAL DISTRICT, Section 5.03 (F) in order to construct a storage building and a practice facility to include a driving range, putting green (s), sand traps with the entrance and parking coming off of Michillinda Road.

**PUBLIC HEARING OPEN 7:05P**

**PUBLIC HEARING CLOSED 7:16P**

Commissioner Josephson recused himself because he is a member of the White Lake Golf Club and also the architect for this project.

Zoning Administrator Sandel gave brief explanation of the plans/application.

Mr. Dick Durell and Mr. Dale Augustin were here on behalf of the White Lake Golf Club. They stated the storage building would be 20X20 to store a ball machine and restrooms, the pavilion part shown on plans would follow upon approval from the White Lake Golf Club Board.

**PUBLIC COMMENT**

- Mary Ann Bard, 1428 W. River Road, questions if there will be lighting, Mr. Augustin stated there would be none, and she also asked if the toilets would be flushing ones, he answered that yes they would be, she voices concern of security.
- Karolyn Rillema, 5972 South Shore Drive, advises that she and her husband are members of the White Lake Golf Club and they fully support approval of the Special Land Use Permit plans as submitted.
- Leland Holly, 6820 South Shore Drive, supports the plan as submitted.

**DISCUSSION**

One of the Commissioners asked if the proposed practice facility would be open to the public. Mr. Durell answered no it will only be used by members and their guests as this is a private golf club. Consensus of Planning Commissioners is they like the proposed plans.

Zoning Administrator Sandel advised Mr. Durell and Mr. Augustin that he will need the square footage of all accessory buildings. He also advised that the motion should include contingency of Zoning Board of Appeals approval of the proposed parking area and the size of the proposed accessory building.

**Motion by Jan Deur, second from Tom Thompson, *ADOPTED*, to recommend approval to the Township Board of Trustees the Special Land Use Permit request including the submitted Site Plan, subject to approval from the Zoning Board of Appeals on the proposed Parking and Accessory Building request, and subject to obtaining all necessary permits.**

**6 AYES**

**1 RECUSED**

**OLD BUSINESS**

1. **Article II, Definitions, Section 2.16 (O) – Outdoor Furnace (New)**

**ARTICLE II  
DEFINITIONS**

**SECTION 2.16           DEFINITIONS – O**

**OUTDOOR FURNACE**

A furnace, heating system, stove or boiler that is a separate structure, either above or below ground, not located in a building, but provides heat or hot water for a building or buildings on the same lot.

2. **Article III, General Provisions, Section 3.30 – Outdoor Furnaces (New)**

**ARTICLE III  
GENERAL PROVISIONS**

**SECTION 3.30           OUTDOOR FURNACES**

- A. Outdoor furnaces are allowed in all districts except the Medium High Density and High Density Residential Districts.
- B. There shall be a minimum side yard setback of 200% of the side yard setback for the prescribed district.
- C. Fuels that may be burned in an outdoor furnace:
  - Wood without additives
  - Wood pellets without additives
  - Agricultural seeds in their natural state
- D. Fuels that may not be burned in an outdoor furnace:
  - Leaves and grass and other similar waste
  - Rubbish/garbage including food waste, food packaging

- Animal carcasses
- Furniture
- Composite shingles
- Construction or demolition debris
- Household or business waste
- Waste oil or other oily products
- Treated or painted wood
- Rubber including tires and synthetic type products
- Newspapers or corrugated cardboard

E. A mechanical permit will be required to install an outdoor furnace.

## DISCUSSION

Commissioner Thompson asked about other setbacks, the proposed language only covers side setbacks. Zoning Administrator Sandel stated it would be a structure so it would have to meet the accessory building setback requirements for the front and back.

**Motion by Dave Roesler, second from William Josephson, *ADOPTED*, to recommend approval of the language as written above to the Township Board of Trustees.**

*7 AYES*

### 3. Article III, General Provisions, Section 3.17, Excavations, Holes or Ponds (B) (Amend)

## ARTICLE III GENERAL PROVISIONS

### SECTION 3.17 EXCAVATIONS, HOLES OR PONDS

B. Ponds may be constructed *with a surface area of not more than one (1) acre (43,560 sq ft)* on lots or parcels containing a minimum area of five (5) acres in all Zoning Districts *with not more than one (1) pond per five (5) acres of land*, subject to the following requirements:

## DISCUSSION

Commissioner Thompson requested to leave this tabled until the next meeting.

### 4. Reports from Sub-Committees

- Medical Marihuana Ordinance – Commissioner Deur mentioned that the State Legislature is working on possible amendments to the Medical Marihuana Act, and that these amendments, if adopted, would need to be considered in our ordinance.
- Digital Signs – no update

### 5. Review of last years goals

Chairperson Kooistra advises all but one of the goals was met and that is the Medical Marihuana Ordinance which is still on our list of pending actions.

**COMMISSIONERS COMMENTS**

Commissioner Deur thanked Chairperson Kooistra and Commissioners Nagengast and Lernowich for the time served and the great job they each did and wished them all good luck. He then welcomed our new commissioners Leslie Sprott, Mark Dykhouse and John Warner who were in the audience, and announced that they have been confirmed by the Board of Trustees at their last regular meeting.

All continuing commissioners also expressed appreciation for the work of each of the retiring commissioners.

**ADJOURNMENT**

**Motion by Jan Deur, second from Brian Lernowich, *ADOPTED*,  
to adjourn the March 7, 2012, regular meeting at 8:00 p.m.**

***7 AYES***

Respectfully Submitted,

Sally Dion, Recording Secretary