

PLANNING COMMISSION
Minutes for Regular Meeting of
April 4, 2012

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

ALSO PRESENT Zoning Administrator Sandel, Recording Secretary Dion and **4** interested parties.

CALL TO ORDER Vice Chairperson Thompson called the April 4, 2012 meeting to order at 7:00 p.m. and led those in attendance in the Pledge of Allegiance.

AGENDA **Motion by Jan Deur, second from Dave Roesler, *ADOPTED*, to accept the April 4, 2012 meeting agenda as written.**

7 AYES

ELECTION OF CHAIRPERSON

ELECTION OF VICE CHAIRPERSON

ELECTION OF SECRETARY

Motion by Jan Deur, second from John Warner, *ADOPTED*, to nominate and elect Dave Roesler as Chairperson, Tom Thompson as Vice Chairperson and William Josephson as Secretary for the Planning Commission year of April 2012 through March 2013.

7 AYES

MINUTES **Motion by Jan Deur, second from Leslie Sprott, *ADOPTED*, to accept the March 7, 2012 regular meeting minutes as written.**

7 AYES

PUBLIC COMMENT

- Bruce VanderBie, 5525 164th Avenue, West Olive, Michigan – Is looking for positive feedback regarding growing blueberries on a parcel located in the Rural Residential (RR) zoning district before finishing a sale transaction for the purchase of it. It is a ten (10) acre vacant parcel on Bard Road, East of Simonelli Road.
- Frank Coles, 91 N. Buys Road, Muskegon, Michigan – Currently grows blueberries in Fruitland Township and is looking for feedback on growing blueberries on another one of his vacant parcels. It is approximately thirty (30) acres on McMillan Road.

Zoning Administrator Sandel advises because these parcels are not located in the Agricultural Overlay District it requires a Special Land Use Permit. The size of the parcels is fine because the Special Land Use Requirements do not require certain acreage; however, there are other requirements which must be met.

Consensus of Commissioners is after seeing where these parcels are located; both being very near where Agricultural Overlay is that they would be okay with seeing blueberries at these locations. Bruce and Frank were advised they will need to submit Special Land Use Permit applications which will include a plan that

addresses all requirements listed under the Special Land Use Requirements for blueberry farming. Recording Secretary Dion advises the cut off date for applications for the May meeting is April 12.

NEW BUSINESS

- 1. Designation of Joint Planning Commission Alternate (JPC)** – Commissioner Deur gave brief explanation that he is the representative but needs an alternate. They usually meet 6-8 times a year, and meetings are held at Laketon Township at 1:00 or 1:30 p.m. on the last Wednesday of the month. Commissioner Josephson volunteered to be the alternate.

OLD BUSINESS

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

Commissioner Thompson explained he has been working on this and had proposed some language a few months ago. Attorney Even reviewed the proposed language and approved the amendments Tom suggested but also suggested several other amendments that would clean up the existing language. Commissioner Josephson stated he is not interested in limiting the size of ponds; however, is willing to review the language Attorney Even is suggesting. Commissioner Dykhous indicated he is willing to work with Commissioner Thompson on this. Commissioners Thompson and Dykhous will meet, come up with proposed language to be reviewed by all when complete.

- 2. Reports from Sub-Committees**

- Medical Marihuana Ordinance – Commissioner Deur advised that prior Commissioner Lernowich, Dave Roesler and he were on this committee. Attorney Even does not think we should act at this time, he believes we should continue to wait for legislation. Commissioner Deur will discuss this with Attorney Even again at the next Township Board meeting and report back with his comments. Chairperson Roesler believes we will have no choice but to request the Township Board extend the existing moratorium which will expire in July. Commissioner Sprott volunteered to take the spot of Commissioner Lernowich for this sub-committee.
- Digital Signs – Commissioner Thompson and Chairperson Roesler have not met yet. Commissioner Warner volunteered to be a part of this sub-committee.

COMMISSIONERS COMMENTS

Commissioner Deur advised that the Township Board unanimously approved the Special Land Use Permit for the White Lake Golf Club contingent on the Zoning Board of Appeals decision. They also approved the language for Outdoor Furnaces (Definition and General Provisions) which became effective April 2, 2012.

Some discussion was held on if the Commissioners feel the square footage of accessory buildings allowed is appropriate. Commissioner Warner who is also Chairperson for the Zoning Board of Appeals said this issue has come up a few times recently in respect to some that have Centennial farms. The current ordinance sometimes forces an owner to take down an old barn. Chairperson Roesler asks that all Commissioners review Accessory Buildings and Uses and the Agricultural Overlay Sections of the Zoning Ordinance and be ready to discuss further at the next meeting.

ADJOURNMENT

**Motion by Jan Deur, second from John Warner, *ADOPTED*,
to adjourn the April 4, 2012, regular meeting at 8:12 p.m.**

7 AYES

Respectfully Submitted,

Sally Dion, Recording Secretary