

PLANNING COMMISSION
Minutes for Regular Meeting of
May 4, 2011

- PRESENT** Chairperson Carol Kooistra, Tom Thompson, Jan Deur, Steve Nagengast, Brian Lernowich, William Josephson and Dave Roesler.
- ALSO PRESENT** Zoning Administrator Sandel, Recording Secretary Sanford and 1 interested party.
- CALL TO ORDER** Chairperson Kooistra called the May 4, 2011 meeting to order at 7:00 p.m. and led those in attendance in the Pledge of Allegiance.
- AGENDA** **Motion by Steve Nagengast, second from Jan Deur, *ADOPTED*, to accept the May 4, 2011 meeting agenda as written.**
ALL AYES
- MINUTES** **Motion by Jan Deur, second from Tom Thompson, *ADOPTED*, to amend the April 6, 2011 regular meeting minutes on Page 3 under ADJOURNMENT by amending the Motion to read (Motion by Steve Nagengast, second from Brian Lernowich) and accept as amended.**
ALL AYES

PUBLIC COMMENT

Lee Holly, 6820 South Shore Drive, provided a proposal for Planning Commission Support for the uses of Duck Lake that will be made by private riparian owners, State Government and Fruitland Township, as well as by others with other claims. Chairperson Kooistra advised Commissioners that she told Dr. Holly a copy would be given to them for review and she would make this an agenda item for next month for further discussion.

NEW BUSINESS

1. Pre-preliminary Site Plan Review for proposed Assisted Living Center to be located on Whitehall Road in Section 1 – Brad VanBergen, WinBerg Construction, Inc.

Brad did an explanation of the proposed project.

After lengthy discussion of the proposed project consensus of commissioners was favorable for the applicant to proceed with the necessary applications for approval with some concern expressed regarding the aggressive time frame to pull this project together. The applicant was advised because only 300' of this property is zoned Neighborhood Commercial he will need to request a Zone Change for a portion of the property which can be done at the same time he applies for Site Plan Review; however, the Site Plan Review approval would have to be contingent on the Zone Change because the Township Board has final approval on the Zone Change request. Chairperson Kooistra advised that the June meeting will be held on June 8, 2011 at 7:00 p.m. and the applications must be received 20 days prior to that date to be placed on the agenda.

2. Planning Commission goals for the coming year.

Chairperson Kooistra requests that all Commissioners review the goals and objectives under Section 5, page 32 of the current Master Plan and send ideas for goals in addition to what we are already working on to Secretary Dion. These would be in addition to the list of what we already have been working on under Zoning Ordinance Review Committee Report.

OLD BUSINESS

1. Master Plan Addendum

Consensus of all Commissioners is to place the updated census information at the back of the current Master Plan as Appendix D – Updated 2010 Census Statistics. This in no way amends the current Master Plan; these statistics are for internal use only.

2. Oil & Gas Exploration Report

Commissioner Deur handed out notes taken by Mrs. Deur who attended the Oil & Gas Presentation held here at the Township Hall on April 28, 2011. According to the presenters at that meeting Township regulations may not supersede Michigan law. Supervisor St. Amour requested hard copies of the Part 615 Rules and Regulations be mailed to the Township. Chairperson Kooistra advises that according to Attorney Eklund there are some things the township can do regarding the processing and transporting when oil and gas exploration is being done. Consensus of all Commissioners was to add Oil & Gas Exploration Ordinance language to the list of goals for the upcoming year. She asked that Commissioners Lernowich and Zoning Administrator Sandel look further into this matter together and come back with some possibilities of putting this into existing ordinances to give us some protection for now. Commissioner Deur was asked to thank Mrs. Deur for attending the presentation and taking notes.

3. Zoning Ordinance Review Committee Report

- **Section 3.23 Non-Conforming Buildings, Structures and Uses** – Approve language read by Commissioner Josephson tonight and request Attorney Eklund review the language and provide opinion before the June meeting.

**Motion by Tom Thompson, second from Brian Lernowich,
ADOPTED, to set public hearing for the June 8, 2011 meeting.**

ALL AYES

- **Outdoor Wood-Fired Furnaces** – Put on next month's agenda.
- **Mechanical Appurtenances** – Put on next month's agenda.

4. Medical Marihuana Subcommittee Report

Commissioner Deur explained the subcommittee needs to sit down with Attorney Eklund to review Laketon Township's Ordinance because the language is good but needs to be updated and revised some before proposing for our township. We should have Planner Tim Johnson review draft ordinance language when it is done. The Moratorium expires on July 8, 2011 so we need to ask the Township Board to extend six (6) months.

**Motion by Jan Deur, second from William Josephson,
ADOPTED, to request the Township Board of Trustees
extend the Medical Marihuana Moratorium for six (6)
months.**

ALL AYES

PLANNING/ZONING UPDATES

ADJOURNMENT

**Motion by William Josephson, second from Jan Deur,
ADOPTED, to adjourn the May 4, 2011 regular
meeting at 9:01 p.m.**

ALL AYES

Respectfully Submitted,

Sally Dion, Recording Secretary