

PLANNING COMMISSION
Minutes for Regular Meeting of
June 5, 2013

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

NOT PRESENT John Warner, excused.

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

CALL TO ORDER Chairperson Roesler called the June 5, 2013 meeting to order at 6:32 p.m. and led those in attendance in the Pledge of Allegiance.

AGENDA **Motion by William Josephson, second from Jan Deur, *ADOPTED*, to accept the June 5, 2013 meeting agenda as written.**
6 AYES, 1 ABSENT

MINUTES **Motion by Jan Deur, second from Leslie Sprott, *ADOPTED*, to accept the April 3, 2013 regular meeting minutes as written.**
6 AYES, 1 ABSENT

PUBLIC COMMENT

None

NEW BUSINESS

1. Discuss rescheduling upcoming July 3 meeting.

Consensus was to reschedule the July and September meetings due to the 4th of July holiday and the Chairperson not being available on the regular scheduled date in September. Sally will post in the display case and request the dates be changed on the website calendar.

July meeting – **July 9**

September meeting – **September 3**

OLD BUSINESS

1. Reports from Sub-Committees

- Article III, General Provisions, Section 3.17 – Excavations, Holes or Ponds, **amend**
- Article XIV, Special Land Uses, Section 14.04 – Special Land Use Specific Requirements, **add (KK.)** Ponds exceeding one (1) acre of surface area.
- Article III, General Provisions, Section 3.34 Agricultural Uses, **amend (2.)**

Proposed language has been approved for the above and these are on the pending list for Public Hearing.

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

The sub-committee met again and consensus was still to recommend not doing any amendment and leaving the two hundred (200) feet from the road right-of-way if located in the front yard, between the house and road in the RR, LDR, MDR, MHDR, and HDR Districts.

- Signs

The sub-committee met with Attorney Even on Monday April 8, 2013 at 8:00 a.m. to discuss the questions he had on the proposed language we sent to him for review. A few revisions were made. Sub-committee member Deur still questioned if we need to address both political and election campaign signs. We are waiting for Attorney Even's response.

COMMISSIONERS COMMENTS

Chairperson Roesler spoke briefly regarding the current Master Plan. He first pointed out that the current Master Plan was adopted in 2010 and according to the Michigan Zoning Enabling Act at least every 5 years after adoption of a master plan; a planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan. He believes it is not too early to start looking at it. He states that when the current Master Plan was being worked on a questionnaire was sent out and one of the questions was "Would you like to see more stores and businesses in Fruitland Township?" and 65% said no. He asked that Zoning Administrator Sandel and Zoning Coordinator Dion review current ordinances pertaining to how a big box store proposal would or could affect the township, keeping in mind this type of store could be applied for in many ways, retail, shopping center, etc.

Commissioner Deur advised that the Duck Creek Watershed Assembly is working on a management plan, and that there is a section where they want the Master Plan and Ordinances reviewed to see if their plan is being implemented. He suggested we have Steve Coverly from the Muskegon Conservation District come and talk to us in the fall.

PLANNING/ZONING UPDATES

Chairperson Roesler stated he learned in a class that sub-committees may be subject to the Open Meeting Act. He had requested an opinion from Attorney Even, which he received. Attorney Even is confident we are following the act and no change is necessary, as our subcommittees are not making decisions for the Planning Commission, but rather are doing research and discussing alternative courses of action. All final decisions are made by the entire Planning Commission.

ADJOURNMENT

**Motion by Jan Deur, second from Tom Thompson, *ADOPTED*,
to adjourn the June 5, 2013, regular meeting at 7:37 p.m.**

Respectfully Submitted,

Sally Dion, Recording Secretary