

PLANNING COMMISSION
Minutes for Regular Meeting of
October 6, 2010

PRESENT Chairperson Carol Kooistra, Tom Thompson, Jan Deur, William Josephson, Steve Nagengast, Brian Lernowich and Susan Hertel.

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

CALL TO ORDER Chairperson Kooistra called the October 6, 2010 meeting to order at 7:00 p.m. and led those in attendance in the Pledge of Allegiance and then asked the commissioners to spend a moment of silence in memory of Rosemary Lernowich, Brian's sister who died in the past week.

AGENDA **Motion by William Josephson, second from Jan Deur, *ADOPTED*, to accept the October 6, 2010 meeting agenda as written.**

7 AYES

MINUTES **Motion by Steve Nagengast, second from Jan Deur, *ADOPTED*, to accept the September 1, 2010 regular meeting minutes as written.**

7 AYES

PUBLIC COMMENT

None

OLD BUSINESS

1. Zoning Ordinance Review Committee

- Discuss proposed language provided in packet for Article III, Section 3.08 Accessory Buildings and Uses (G 2) Maximum Building Height.

Motion by Susan Hertel, second from Jan Deur, *ADOPTED*, to set public hearing for the November 3, 2010 Regular Meeting

7 AYES

Motion by William Josephson, second from Tom Thompson, *ADOPTED*, to approve the following language as amended for Article III, Section 3.08, Accessory Buildings and Uses (G 1, G 2) and recommend public hearing be set.

7 AYES

G. Accessory building sizes, heights and setbacks.

1. The total area for all accessory buildings shall not exceed the maximum ~~floor~~ ***footprint*** areas noted below, except that in no case shall the total square footage of all accessory buildings exceed thirty two hundred (3,200) square feet.

2.

MAXIMUM ACCESSORY BUILDING <i>FOOTPRINT</i> SIZE	
Parcel Size	Maximum Building <i>Footprint</i> Size

MAXIMUM ACCESSORY BUILDING HEIGHT	
Building <i>Footprint</i> Size	Maximum Building Height
Less than 673 square feet	16 <u>22</u> feet
673 to 1,103 square feet	20 <u>24</u> feet

ACCESSORY BUILDING SIDE AND REAR YARD SETBACKS	
Building <i>Footprint</i> Size	Minimum Building Setback

- Discuss Article III, Section 3.23 Nonconforming Buildings, Structures and Uses

Zoning Administrator Sandel states subtle changes are forthcoming to make clarification easier. Subcommittee is to continue work on proposed language.

- Article XVII, Signs

After short discussion, consensus of commissioners, is that the full sign ordinance needs to be reviewed taking into consideration the number of signs allowed, the interval timing of electronic signs if they change their display, etc. Chairperson Kooistra has asked the subcommittee to meet a few times, discuss and may add another commissioner later if needed. It may be necessary to involve Planner Tim Johnson also at a later time.

2. Medical Marijuana

Chairperson Kooistra asked Commissioner Deur to give update of what direction the Township Board of Trustees gave. Commissioner Deur explained that the Township Board of Trustees agrees it is worth reviewing; however, they did not provide any specific direction. Chairperson Kooistra stated she has discussed this with Supervisor St. Amour and he had given permission for her to call Planner Tim Johnson. He said there are many ways to go around this, could be zoning, could be regulatory or could be both. Chairperson Kooistra said she believes we need to be in sync with neighboring townships; cities or it will undo itself. Chairperson Kooistra asked Commissioner Deur to be chair of a subcommittee and for Commissioners Lernowich and Hertel to meet with him. If they need staff they may request for them to attend meeting(s) also. They will meet and report at the November meeting.

ADJOURNMENT

**Motion by Tom Thompson, second from William Josephson,
ADOPTED, to adjourn the October 6, 2010 regular meeting at
8:20 p.m.**

7 AYES

Respectfully Submitted,

Sally Dion, Recording Secretary