

**PLANNING COMMISSION**  
**Minutes for Regular Meeting of**  
**December 3, 2014**

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

**ALSO PRESENT** Zoning Administrator Sandel, Recording Secretary Dion and 1 interested party.

**CALL TO ORDER** Chairperson Roesler called the December 3, 2014 meeting to order at 6:31 p.m. and led those in attendance in the Pledge of Allegiance.

**AGENDA** Motion by John Warner, second from William Josephson, **ADOPTED**, to amend the December 3, 2014 meeting agenda under OLD BUSINESS 1. Reports from Sub-Committees as follows Fences, walls, hedges, berms and screens language in Lakefront Districts (sub-committee is Commissioners Warner, Sprott and ~~Chairperson Roesler~~ Josephson) and accept as amended.

**7 AYES**

**MINUTES** Motion by William Josephson, second from John Warner, **ADOPTED**, to amend the November 5, 2014 meeting minutes as follows: Page 2 (Again this goes back to the Master Plan, what is the townships desire for the nonconforming resorts, do we want to ~~fade~~ **phase** them out when we can or do we want to allow them to continue no matter what.) and as amended.

**7 AYES**

**PUBLIC COMMENT**

1. Terrie Hampel, Township Board of Trustee and liaison to the Parks and Recreation Commission spoke briefly of the importance of the Parks and Recreation Rec Plan that is being updated having more specific plans for trails in it and that she is asking the Planning Commissioners while working on updating the Master Plan to be sure trails are a part of it.

Commissioner Deur advised that he had some question if the Rec Plan and Master Plan could be one document, however, since then he had spoken with Erin Kuhn from West Michigan Shoreline Regional Development Commission and she believes a Rec Plan can be a chapter of the Master Plan, however, the Rec Plan needs to be a stand-alone document and it must meet MDNR criteria/requirements. He agrees that trails need to be a part of the Master Plan and we need to be sure the language is consistent with what is in the Rec Plan.

Ms. Hampel asked the Planning Commissioners to review the draft Rec Plan and offer feedback.

Zoning Administrator Sandel suggested looking at the Laketon Townships Master Plan as it makes reference of wanting the Muskegon State Park to connect to Duck Lake State Park. It may be beneficial to see how the language is written.

**PUBLIC HEARINGS**

**1. Article XV Site Plan Review, Section 15.10 Appeal (Amend)**

**PUBLIC HEARING OPEN 6:52 P.M.**

No Public Comment/Correspondence

**PUBLIC HEARING CLOSED 6:55 P.M.**

Motion by William Josephson, second from Jan Deur, *ADOPTED*, to recommend approval to the Township Board of Trustees amendment of the Article and Section listed above.

**7 AYES**

**2. Article III, General Provisions, Section 3.31 (Amend)  
Article VIIIa Inland Lakes District, Section 8.02a Site Development Standards 1. Streams, Creeks and Lakes (Amend)**

**PUBLIC HEARING OPEN 6:56 P.M.**

No Public Comment/Correspondence

**PUBLIC HEARING CLOSED 7:00 P.M.**

Motion by John Warner, second from Leslie Sprott, *ADOPTED*, to recommend approval to the Township Board of Trustees amendment of the Articles and Sections listed above.

**7 AYES**

**3. Article XXVI Wireless Telecommunications Ordinance (NEW)  
Article II Definitions, Section 2.04 Definitions – C, Section 2.06 Definitions E, Section 2.22 Definitions - W (AMEND)  
Article III General Provisions, Section 3.02 Height Exceptions (AMEND)  
Article III General Provisions, Section 3.35 Requirements for Wireless Communication Towers and Antennas which do not exceed a height of fifty feet (NEW)  
Article III General Provisions, Section 3.36 Existing Wireless Communication Towers and Antennas exceeding a height of fifty feet as a use by right (NEW)  
Article IV Rural Residential District, Section 4.02 Uses Permitted by Right and Section 4.03 Uses Permitted by Special Land Use (AMEND)  
Article V Low Density Residential District, Section 5.02 Uses Permitted by Right and Section 5.03 Uses Permitted by Special Land Use (AMEND)  
Article XIV Special Land Uses, Section 14.04 Special Land Use Specific Requirements EE (AMEND)**

**PUBLIC HEARING OPEN 7:09 P.M.**

No Public Comment/Correspondence

**PUBLIC HEARING CLOSED 7:10 P.M.**

Motion by Leslie Sprott, second from Jan Deur, *ADOPTED*, to recommend approval to the Township Board of Trustees amendment to the Articles and Sections listed above.

**7 AYES**

**OLD BUSINESS**

**1. Reports from Sub-Committees**

- **Fences, walls, hedges, berms and screens language in Lakefront Districts (sub-committee is Commissioners Warner, Sprott and Josephson)**

No Report

- **Zoning for Sylvan Beach (sub-committee is Commissioners Sprott, Thompson, Warner and representative from Sylvan Beach)**

No Report, however, the sub-committee will be setting up a meeting date after the meeting tonight for further discussion.

- **Lakeside Inn (Chairperson Roesler, Commissioners Deur and Warner)**

No Report, Chairperson Roesler did state we should wait to set up a date for a Town Hall meeting until the seasonal people return. The sub-committee will be setting up a meeting date after the meeting tonight for further discussion.

## **2. Master Plan Review**

Consensus of all commissioners is to use the January 7<sup>th</sup> regular meeting for further discussion. At this meeting they will make a list of questions they have for Planner Tim Johnson and get it to him.

## **PLANNING/ZONING UPDATES**

Commissioner Warner reminded the Commissioners of the upcoming December 8<sup>th</sup> Zoning Board of Appeals meeting starting at 6:00 p.m. regarding the Michillinda Beach Lodge.

## **ADJOURNMENT**

Motion by Jan Deur, second from Tom Thompson, **ADOPTED**, to **ADJOURN** the December 3, 2014, regular meeting at 7:40 p.m.

**7 AYES**

Respectfully Submitted,

Sally Dion, Recording Secretary