

PLANNING COMMISSION
Minutes for Regular Meeting of
February 6, 2020

PRESENT Commissioners Dave Roesler, Leslie Sprott, Mike Holman, John Warner and Ina Ray.

ALSO PRESENT Zoning Administrator Val Jensen (arrived late), Recording Secretary Sally Dion and 2 interested parties.

NOT PRESENT Maribeth Picard and William Josephson.

CALL TO ORDER Chairperson Roesler called the February 6, 2020 meeting to order at 6:00 p.m. and led those in attendance in the Pledge of Allegiance.

AGENDA Motion by Commissioner Holman, second from Commissioner Warner, **ADOPTED**, to **AMEND** the Agenda by adding New Business 1. Master Plan Review and 2. Shipping containers and accept the agenda as amended.

5 AYES
2 ABSENT

MINUTES Motion by Commissioner Holman, second from Commissioner Sprott, **ADOPTED**, to accept the January 2 minutes as written.

5 AYES
2 ABSENT

PUBLIC COMMENT

Austin Rands, 4377 Winterwood Shores, proposing to start a used car sales/service business on a lot they own in the Neighborhood Commercial Zoning District on Whitehall Road. They stated they spoke with Zoning Administrator Jensen and were advised this is not a Use by Right or Use by Special Land Use and they should come to the Planning Commission to request approval.

Chairperson Roesler explained unfortunately the zoning does not allow this type of business. He advised that the Zoning Board of Appeals (ZBA) does not do use variances so that is not an option. He advised this can be taken under advisement, however, no action can take place at tonight's meeting. It can be put on Agenda by request for discussion at a future meeting.

OLD BUSINESS

Parcel Numbers 61-06-012-300-0018-00 5700 Scenic Drive, 61-06-012-300-0023-00 6934 South Shore Drive, 61-06-012-300-0020-00 Vacant Scenic Drive, LSI Real Estate LLC, Buzz's Lakeside Inn, owner Wallace Kaehler Jr., requests a Special Land Use Permit according to Article XIV Special Land Uses, Section 14.04 LL. Historic Resorts, for the purpose of the Township recognizing the existing resort which has contributed to the historic character of Fruitland Township, in the Inland Lakes District.

Chairperson Roesler explained that the Township Board of Trustees remanded this application back for the reason of being incomplete.

Township Board liaison Commissioner Holman stated a complete application would be everything required according to Article XV Site Plan Review and Article XIV Special Land Uses Zoning Ordinances.

Chairperson Roesler states this needs to be a package plan and must show both existing and proposed, with all approvals required in the above Articles. There are some things that can be done at Lakeside Inn with permits from the County, ie: septic, however, no buildings can be moved or added onto without approval from the Township.

It is up to the applicant on what they want to do. They can fix problems and remain in a non-conforming status or submit a completed application. If a complete application is submitted another Public Hearing will be held.

Motion by Commissioner Warner, second from Commissioner Holman, **ADOPTED**, to suspend Roberts Rules of Order to allow open floor comment.

**5AYES
2 ABSENT**

The question was asked if Lakeside Inn can still be sold.

Chairperson Roesler answers, yes it can, the new owner either stays non-conforming or comes in and submits completed application.

Motion by Commissioner Warner, second from Commission Holman, **ADOPTED**, to unsuspend Roberts Rules of Order to close open floor comments.

**5AYES
2 ABSENT**

NEW BUSINESS

1. MASTER PLAN UPDATE/REVIEW

Chairperson Roesler shared a document with Commissioners he received at a Master Plan (MAP) training. He asked them to please review the current plan and be ready to discuss. He asked if they might want to do a survey again. Commissioner Warner states he thinks a questionnaire would be good.

Chairperson Roesler states the Master Plan normally looks twenty years into the future.

We have a year to work on the review/update. After done we may want to have a Planner review.

2. SHIPPING CONTAINERS

Shipping containers are being used as storage, homes, etc. He provided information he received from Supervisor Jeske. He believes they are becoming more common; we need to research what other Townships in the State are doing, do we want them to be used for storage, homes, etc., do we want to allow on vacant lots? According to Attorney Even they can be construed as Accessory Buildings.

COMMISSIONER COMMENTS

Chairperson Roesler advised he will continue to serve for the next three years, however, Commissioner Sprott is done in March and we will be sad to see her go.

PLANNING/ZONING UPDATES

Commissioner Warner advised the Zoning Board of Appeals has had no applications to meet on.

Zoning Administrator Jensen stated as far as the Rand's proposal he confirms that the Zoning Board of Appeals can not do use variances according to our current ordinance. The property they own is a triangle parcel next to McCormick's on Whitehall Road. If the Commission wants to, they could review the ordinance and possibly amend to allow this type of use as a Special Land Use with requirements in the Neighborhood Commercial, however, remember Whitehall Road is not the only Neighborhood Commercial zone.

Zoning Administrator Jensen also addresses the erosion issues along the lakeshores. We are receiving permits from EGLE for all different ways of trying to stop the erosion.

Zoning Administrator Jensen also stated he is now the Building Official for the Township as of January 1. He is currently working on suppression system plans for the condominiums located at 6198 Murray Road.

Chairperson Roesler asks Commissioners if they want to try and add the Rand's proposed use as a Special Land Use in the Neighborhood Commercial District. He asked them to think about it and to remember it will apply to all of the Neighborhood Commercial District zoned parcels. The first place to look would be the existing Master Plan.

ADJOURNMENT

Motion by Commissioner Warner, second from Commissioner Holman, **ADOPTED**, to **ADJOURN**, the February 6, 2020 regular meeting at 6:55 p.m.

5 AYES
2 ABSENT

Respectfully Submitted,

Sally Dion, Recording Secretary
Township of Fruitland