

PLANNING COMMISSION
Minutes for Regular Meeting of
March 1, 2018

PRESENT Commissioners Dave Roesler, Leslie Sprott, Ina Ray, John Warner, William Josephson, Tom Thompson and Mike Holman.

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

CALL TO ORDER Chairperson Roesler called the March 1, 2018 meeting to order at 6:30 p.m. and led those in attendance in the Pledge of Allegiance.

AGENDA Motion by Commissioner Warner, second from Commissioner Holman, **ADOPTED**, to accept the agenda as written.

7 AYES

MINUTES Motion by Commissioner Josephson, second from Commissioner Warner, **ADOPTED**, to accept the December 7, 2017 minutes as written.

7 AYES

PUBLIC COMMENT - None

NEW BUSINESS

Request received from Dennis Hughes, owner of White Duck Market, for an extension according to Article XV, Site Plan Review, Section 15.04 Application and Review (F.)

Consensus of all Commissioners is with the loss of his business partner, Margaret Hughes, and Mother, Laura Hughes, since approval was given in March 2017 that a six (6) month extension allowing Mr. Hughes time for reorganization should be granted.

Motion by Commissioner Holman, second from Commissioner Warner, **ADOPTED**, to **APPROVE**, a six (6) month extension of the site plan approved March 2, 2017.

6 AYES
1 ABSTAIN
(Josephson)

Zoning Administrator Jensen advised Commissioners that in October 2017, Josephson Design submitted a revised site plan which he approved as a minor change according to Article XV Site Plan Review, Section 15.06 Changes In The Approved Site Plan (B), "Minor changes, in compliance with this Ordinance, may be approved by the Zoning Administrator upon determining that the proposed revision(s) will not alter the basic design nor any specified conditions imposed as part of the original approval. Minor changes shall include the following:

1. **Change in the building size, up to five (5%) percent in total floor area.**
2. Movement of buildings or other structures by no more than ten (10) feet.

3. Replacement of plant material specified in the landscape plan with comparable materials of equal or greater size.
4. Changes in building materials to a comparable or higher quality.
5. **Changes in floor plans which do not alter the character of the use.**
6. Changes required or requested by the Township, the Muskegon County Road Commission, or other County, State, or Federal regulatory agency in order to conform to other laws or regulations.”

COMMISSIONER COMMENTS

Commissioner Thompson expressed concerns about the possibility of the parcel that Bolema owns just over the expressway on White Lake Drive that is zoned Neighborhood Commercial being developed. He wants to be sure a buffer is required if it abuts a residential zone. Said Blue Lake Township is or could possibly be faced with this issue.

Commissioner Josephson stated that the Neighborhood Commercial District requires, “Side or rear yards adjoining any lot in a Residential District shall be, no less than fifty (50) feet, screened by a compact hedge of deciduous or evergreen trees which reach a minimum of six (6) feet in height and five (5) feet in width after one (1) growing season; or a solid wall or opaque board fence six (6) feet in height; or a combination of these elements”.

Commissioner Josephson stated that seeing we have no pending business or applications we should start reviewing the Ordinances and Zoning Administrator Jensen’s list of inconsistencies he has come across.

Zoning Administrator Jensen will work on compiling a list to be sent to Commissioners.

Chairperson Roesler asked if Zoning Administrator Jensen had any idea what was going on with Buzz’s Lakeside Inn, did they ever submit a Site Plan for review? That was supposed to be done once the Historic Resort language was effective.

Zoning Administrator Jensen stated that he has met with them but no application for Site Plan Review has been received.

Chairperson Roesler will check with Attorney Even.

PLANNING/ZONING UPDATES

Commissioner Warner advised there have been no applications for the Zoning Board of Appeals since May 2017.

ADJOURNMENT

Motion by Commissioner Josephson, second from Commissioner Sprott, **ADOPTED**, to **ADJOURN**, the March 1, 2018 regular meeting at 6:55 p.m.

7 AYES

Respectfully Submitted,

Sally Dion, Recording Secretary
Township of Fruitland