

PLANNING COMMISSION
Minutes for Regular Meeting of
May 2, 2019

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

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

CALL TO ORDER Chairperson Roesler called the May 2, 2019 meeting to order at 6:00 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 Sprott, **ADOPTED**, to accept the April 4, 2018 minutes as written.

7 AYES

PUBLIC COMMENT

- Lynn Glaser, 5265 Nestrom Road, owner of Glaser’s Glen Resort located on South Shore Drive & Hill Street, there are six log cabins and two year around places. The Resort is for sale and she wants to be sure the new owner will be able to continue as they have for many years. Would it be considered Grandfathered or a Historic Land?

Zoning Administrator Jensen stated Historic Resorts are USES PERMITTED BY SPECIAL LAND USE in Article 8.04a Inland Lakes District, covered under Article XIV Special Land Uses, Section 14.04 Special Land Use Specific Requirements, LL. Historic Resorts.

Chairperson Roesler advised the Historic Resorts are specifically listed by Parcel Number in Section 14.04 Special Land Use Specific Requirements, LL. Historic Resorts. He suggested they review that Section and follow up with Zoning Administrator Jensen.

OLD BUSINESS

Article II, DEFINITIONS, Section 2.02 Accessory Building – **Amend**

Attorney Even reviewed the proposed language for the definition of Accessory Building and made a minor revision. Consensus of all Commissioners was to make suggested revision and to add to the list for Public Hearing.

Article II, DEFINITIONS, Section 2.05 Day Care – **Amend**

Article II, DEFINITIONS, Section 2.19 State Licensed Residential Facility – **Strike**

Article IV, RR, RURAL RESIDENTIAL DISTRICT, Section 4.02 Uses Permitted by Right (C.) (D.), Section 4.03 Uses Permitted by Special Land Use (B.) (L.) – **Amend**

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Article V, LDR, LOW DENSITY RESIDENTIAL, Section 5.02 Uses Permitted by Right (B.) (C.), Section 5.03 Uses Permitted by Special Land Use (A.) (B.) – **Amend**

Article VI, MDR, MEDIUM DENSITY RESIDENTIAL, Section 6.02 Uses Permitted by Right (B.) (C.), Section 6.03 Uses Permitted by Special Land Use (A.) (B.) – **Amend**

Article VIa, LAKE MICHIGAN SHORELINE DISTRICT, Section 6.02a Uses Permitted by Right (B.) (C.), Section 6.03a Uses Permitted by Special Land Use (C.) (D.) – **Amend**

Article VII, MEDIUM HIGH-DENSITY RESIDENTIAL DISTRICT, Section 7.02 Uses Permitted by Right (B.) (C.), Section 7.03 Uses Permitted by Right (D.) (E.) – **Amend**

Article VIII, HIGH DENSITY RESIDENTIAL DISTRICT, Section 8.02 Uses Permitted by Right (C.) (D.), Section 8.03 Uses Permitted by Special Land Use (A.) (C.) – **Amend**

Article VIIIa, INLAND LAKES DISTRICT, Section 8.03a Uses Permitted by Right (A.) (B.), Section 8.04a Uses Permitted by Special Land Use (A.) (B.) – **Amend**

Article VIIIb, NORTH DUCK LAKE OVERLAY DISTRICT, Section 8.03b Uses Permitted by Right (B.) (C.), Section 8.04b Uses Permitted by Special Land Use (C.) (D.) – **Amend**

Article IXa, OPEN SPACE PLANNED UNIT DEVELOPMENT (OS-PUD), Section 9.06a Permitted Uses (D. 2.), Section 9.07a Uses Permitted by Special Land Use (D.) – **Amend**

Article IX MHP, MANUFACTURED HOME PARK DISTRICT, Section 9.02 Permitted Uses (E.), Section 9.03 Uses Permitted by Special Land Use (D.) – **Amend**

Article XIV, SPECIAL LAND USES, Section 14.04 Special Land Use Specific Requirements, (M. 1., 3., 4., 12.) Group and commercial day care homes and facilities – **Amend**

Attorney Even reviewed proposed language for the Articles & Sections as listed above pertaining to Day Care and State Licensed Residential Facilities and said the language is fine as proposed. Consensus of all Commissioners is to add to the list for Public Hearing.

Article III, GENERAL PROVISIONS, Section 3.31 Average Setback Lines, (D.) Rear (Shoreline) – **Amend**

Attorney Even reviewed the proposed language for the Average Setback Lines (D.) Rear (Shorline) and suggested a few revisions. Consensus of all Commissioners was to make one revision and to add to the list for Public Hearing.

Article VIa Lake Michigan Shoreline District, Section 6.04a Site Development Standards, (4.a.) **Amend**

- a) No structures or buildings shall be built or installed ~~westerly~~ **lakeward** of the bluff line except for wooden stairs and platforms which provide beach access and comply with the requirements of Michigan Law and the Department of Environmental Quality (DEQ). ~~less than~~ **Total platform area may not exceed** one hundred fifty (150) sq. ft. in surface area All such Items (including stairs and platforms) shall be approved by the Zoning Administrator.

Consensus of all Commissioners is to send to Attorney Even for his review and comment.

- **Fence Sub-committee Update**

Chairperson Roesler, Commissioner Josephson, Commissioner Warner and Zoning Administrator Jensen met and discussed the Fence ordinance. Zoning Administrator Jensen drafted some proposed revisions for Article III, Section 3.11 Fences, Walls, Berms and Screens, Non-Lakefront Lots, Lakefront Lots and General Fence Requirements.

Consensus of all Commissioners is to have Commissioner Josephson, Zoning Administrator Jensen and Recording Secretary Dion work together making revisions discussed at tonight's meeting to the existing language and bring back for further discussion.

PLANNING/ZONING UPDATES

None

COMMISSIONERS COMMENTS

None

ADJOURNMENT

Motion by Commissioner Holman, second from Commissioner Picard,
ADOPTED, to *ADJOURN*, the May 2, 2019 regular meeting at 7:25 p.m.

7 AYES

Respectfully Submitted,

Sally Dion, Recording Secretary
Township of Fruitland