

PLANNING COMMISSION
(DRAFT) Minutes for Regular Meeting of
June 2, 2010

- PRESENT** Chairperson Carol Kooistra, Tom Thompson, Jan Deur, William Josephson, Brian Lernowich, Steve Nagengast and Susan Hertel.
- ALSO PRESENT** Zoning Administrator Sandel, Recording Secretary Garvey and 5 interested parties.
- CALL TO ORDER** Chairperson Kooistra called the June 2, 2010 meeting to order at 7:00 p.m. and led those in attendance in the Pledge of Allegiance.
- AGENDA** **Motion by Steve Nagengast, second from William Josephson, *ADOPTED*, to accept the June 2, 2010 meeting agenda as written.**
7 AYES
- MINUTES** **Motion by Susan Hertel, second from Jan Deur, *ADOPTED*, to accept the May 5, 2010 regular meeting minutes as written.**
7 AYES

PUBLIC COMMENT - None

PUBLIC HEARINGS

1. Amend Article III, General Provisions, Section 3.32 Driveways.

Zoning Coordinator Garvey gave overview of Attorney Eklunds comments. Commissioner Josephson read the revised language.

PUBLIC HEARING OPEN 7:12 p.m.

- Dr. Holly, 6820 South Shore Drive, states he has been a resident of Fruitland Township for several years, he agrees with the language; however, does have concerns with the 80' to an intersection and also with driveways not being kept clear of trees, brush, etc. Zoning Administrator Sandel explains that new driveways must be approved by the Muskegon County Road Commission and that they review for sight distances.

PUBLIC HEARING CLOSED 7:17 p.m.

DISCUSSION

Concerns expressed by Commissioners:

- Driveway maintenance for visibility not covered in proposed language
- Is the 80' requirement from an intersection enough
- Combination of other materials too vague
- Area for pass or re-pass language confusing

Consensus of the Commissioners was to adjourn this giving the Zoning Ordinance Review Committee with the inclusion of Commissioner Deur time to further discuss the proposed language and giving Zoning Administrator Sandel time to work on a drawing, and perhaps an example, showing when the area of pass or re-pass is necessary.

**Motion by Susan Hertel, second from Jan Deur, *ADOPTED*,
to adjourn this until the July 7, 2010 meeting.**

7 AYES

2. Amend to add an Article named Forest Preservation and Recreation District which will maintain the natural and unique characteristics of the Duck Lake State Park.

Chairperson Kooistra explained that the Planning Commission has been working on the development of this District for over two years. The goal was to protect the park property in the event that the State of Michigan should decide to sell the property, even though it is understood by all commissioners, that the sale of that property is highly unlikely. The final draft of the Forest Preservation and Recreation District ordinance was reviewed and approved by Tim Johnson, Main Street Planning in Grand Rapids; Cliff Bloom, riparian rights attorney in Grand Rapids; and Bob Eklund, Fruitland Township Attorney. A copy of the draft document was sent to Kevin Klco, Park Supervisor, at the Muskegon County State Parks, with a letter inviting him or another DNRE employee to the public hearing and asking for any questions or comments.

Commissioner Hertel read the Intent and Purpose of the Forest Preservation and Recreation District.

PUBLIC HEARING OPEN 7:40 p.m.

- Jane Missimer, 2721 Scenic Drive, thanks the commissioners for the giant step forward regarding this beautiful property; however, is worried residential uses will be allowed, wants to see if only be used for recreation.

Zoning Administrator Sandel explains residential uses are not allowed by either right or special land use.

- Jerry Kendall, 5050 Nestrom Road, heard rumor that the State was selling the Duck Lake State Park.

Chairperson Kooistra explains as she did in her opening statement that the sale of this property is highly unlikely; however, the goal is to protect the park property in the unlikely event that the State of Michigan should decide to sell the property.

PUBLIC HEARING CLOSED 7:48 p.m.

DISCUSSION

Commissioner Thompson wants tree/clear cutting put on the list of things to work on.

**Motion by Susan Hertel, second from William Josephson,
ADOPTED, to recommend to the Township Board of Trustees
approval to create a Forest Preservation and Recreation
District which will maintain the natural and unique characteristics
of the Duck Lake State Park in the event that the State of Michigan
should decide to sell the property.**

7 AYES

OLD BUSINESS

1. Review goals for 2010-2011 Planning Commission calendar
 - Complete and implement Forest Preservation Recreation Ordinance – Completed
 - Prepare Evaluation Form for Re-zoning of property
 - Review Section 3.23 (B) Expansion and Substitution of Nonconforming Buildings or Structures (for consideration of height and square footage requirements) upon request by Attorney Eklund
 - Review or Develop mixed use land use and open space development ordinances
 - Work to make zone changes that do not match recommendations in Master Plan – **Commissioners Thompson and Josephson to review current zoning districts with the Master Plan**
 - Develop process for monitoring:
 - Track building permits
 - Parcel splits report
 - Requests for Zoning and re-zoning variances
 - Description of noteworthy developments
 - Continue to review all Ordinance Review Sub-committee recommendations – **Commissioner Lernowich to work with Ordinance Review sub-committee members Commissioner Josephson, Zoning Administrator Sandel and Zoning Coordinator Garvey on what makes an accessory building attached or part of the main building.**
 - Review clear cutting for Forest Preservation and Recreation District
 - Discussion/investigation will be conducted regarding 1) digital signs; and 2) potential zoning for cultivation/distribution of medical marijuana, to determine if we need to develop or amend our zoning ordinance for these topics

2. Zoning Ordinance Review Committee

No update at this time.

COMMISSIONERS COMMENTS

Commissioner Deur advises that Commissioner Hertel attended the Joint Planning Commission meeting with him to become acquainted. Laketon Township has not adopted the Act as of yet. A website is being worked on that will be no cost to Townships.

ADJOURNMENT

Motion by Jan Deur, second from Sue Hertel, *ADOPTED*, to adjourn the June 2, 2010 regular meeting at 8:35 p.m.

7 AYES

Respectfully Submitted,

Sally Garvey, Recording Secretary