

**PLANNING COMMISSION**  
**Minutes for Regular Meeting of**  
**June 2, 2016**

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

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

**CALL TO ORDER** Chairperson Roesler called the June 2, 2016 meeting to order at 6:30 p.m. and led those in attendance in the Pledge of Allegiance.

**AGENDA** Motion by Jan Deur, second from John Warner, *ADOPTED*, to accept the agenda as written.

**7 AYES**

**MINUTES** Motion by John Warner, second from Leslie Sprott, *ADOPTED*, to accept the April 7, 2016 meeting minutes as written.

**7 AYES**

**PUBLIC COMMENT** – None

**PUBLIC HEARING**

Parcel number 61-06-113-400-0001-00, 4750 Whitehall Road, Michigan's Adventure LLC, requests Site Plan Review according to Article XV Site Plan Review, to construct a Maintenance Building in the Amusement Park District.

**PUBLIC HEARING OPEN 6:33 P.M.**

Steve Mark spoke on behalf of Michigan's Adventure LLC. He stated the proposed building will be 100' x 200' and used as a maintenance building to store equipment. It will also have support offices. The proposed location is downhill from Whitehall Road so it should not be a distraction.

Zoning Administrator Val Jensen did a brief overview of his Plan Review. He commented that the Drain Commissioner had not responded, however, that could be because maybe they are not impacted. The White Lake Fire Authority response had question of what will be stored in the proposed building.

**PUBLIC COMMENT**

None

**CORRESPONDENCE**

None

**PUBLIC HEARING CLOSED 6:41 P.M.**

## DISCUSSION

Commissioner Thompson stated the Training Center looks nice, however, the signage has not been placed indicating entrance and exit only. He also expressed concern that when at the corner of Riley Thompson and Whitehall Road turning right, looking North the posts are in the line of vision. He believes the posts should be shortened. He believes the little drop off place that is on Whitehall Road needs to be moved to Riley Thompson.

Steve Mark advised there is an entrance and exit only, signs were ordered and lost, new signs have been ordered, until then Security Guards are directing traffic.

Chairperson Roesler advises Commissioner Thompson he needs to get back to the Site Plan proposed for review.

Commissioner Thompson stated he is okay with the maintenance building as proposed, however, will not be voting yes for it because they did not follow what was approved for the training center.

Commissioner Deur asked if there will be any changes to the existing maintenance building.

Steve Mark advised they will be removing the 2<sup>nd</sup> floor offices, the existing maintenance building will be used to maintain their vehicles and lawn equipment.

Commissioner Deur asked if there will be people in the proposed building to perform office duties.

Steve Mark advised that yes, there will be a break room, foreman's office and restrooms. The office area will be air conditioned and the whole building will be heated.

Commissioner Deur asked how many people will be in there.

Steve Mark advised forty-five people at the most.

Commissioner Ray has no questions or concerns at this time.

Commissioner Warner asked if the new driveway connects to the existing lot.

Steve Mark advised that yes it does.

Commissioner Sprott stated the proposal makes sense and follows ordinances.

Commissioner Josephson stated the same concerns as the White Lake Fire Authority about what will be stored, however, believes this will be taken care of before occupancy is permitted.

Chairperson Roesler asked about White Lake Fire Authority comment regarding a fire hydrant.

Steve Mark said they will work with White Lake Fire Authority.

Commissioner Deur asked what will be stored in the proposed building.

Steve Mark stated paint, acetone, only things that can be purchased at a hardware store.

Motion by Dave Roesler, second from William Josephson, **ADOPTED**, to **APPROVE** the site plan as submitted with Drain Commissioner review being waived and conditions of the White Lake Fire Authority being met.

**6 AYES**

**1 NAY**

**(Thompson)**

## OLD BUSINESS

- **Article VIIIa, Inland Lakes District** – Section 8.04a Uses Permitted by Special Land Use (G.) Historic resorts as regulated by Section 14.04 LL herein. (**Amend**)
- **Article XIV Special Land Uses** – Section 14.04 Special Land Use Specific Requirements (LL.) Historical Resorts (**New**)

Chairperson Roesler explained that the public hearing was held on proposed language for the above Articles and Sections at the April 7, 2016 meeting. At such meeting it was decided that Section 14.04 Special Land Use Specific Requirements, LL. Historic Resorts, #4. needed more work. The subcommittee met again for further discussion and a few amendments were made as follows:

**Article XIV Special Land Uses** – Section 14.04 Special Land Use Specific Requirements (LL.) Historical Resorts

4.
  - a. Wedding receptions, graduation parties, family reunions, and other similar outdoor gatherings and uses which are typically associated with a resort **not exceeding 150 persons.**
  - b. Boat docks and slips, either temporary or permanent.
  - c. Outdoor music.
  - d. Other uses which are determined by the Township Board to be similar to those listed above which are typical to a resort operation.
  - e. Any wedding reception, graduation party, family reunion, and other similar outdoor gatherings and uses which are typically associated with a resort that exceeds 150 persons must seek specific Township Board approval.**

## DISCUSSION

After brief discussion consensus is to make the following revisions:

**Article XIV Special Land Uses** – Section 14.04 Special Land Use Specific Requirements (LL.) Historical Resorts

1.
  - d. To preserve the natural features of the site as much as is practicable while allowing for ~~additions~~ **alterations** and improvements to the resort without increasing the historical footprint of the resort.
4.
  - a. Wedding receptions, graduation parties, family reunions, and other similar outdoor gatherings and uses **not exceeding 150 persons** which are typically associated with a resort **not exceeding 150 persons.**

- e. Any wedding reception, graduation party, family reunion, and other similar outdoor gatherings and uses that exceeds 150 persons which are typically associated with a resort that exceeds 150 persons must seek specific Township Board approval.

Motion by John Warner, second from Leslie Sprott, **ADOPTED**, to recommend the language as revised at the June 2, 2016 meeting for approval to the Township Board of Trustees.

**7 AYES**

## SUB-COMMITTEE REPORTS

Report from sub-committee (Commissioners Deur, Sprott and Josephson)

- **Article II, Definitions** - Section 2.06 (D) Dwelling, or Dwelling Unit
- **Article III, General Provisions** - Section 3.08 Accessory Buildings and Uses.

### ARTICLE II DEFINITIONS

#### SECTION 2.05 DEFINITIONS – D

##### ~~DWELLING, OR DWELLING UNIT~~

~~Any building or portion thereof having cooking or bathroom and or housekeeping facilities, which is occupied wholly as the home, residence or sleeping place of one (1) family, either permanently or transiently. A motor home, trailer coach, garage, automobile chassis, tent, or portable building shall not be considered a dwelling. In case of mixed occupancy, where a building is occupied in part as a dwelling unit, the part so occupied shall be deemed a dwelling unit and shall comply with the applicable provisions of this Ordinance.~~

**A building providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and bathroom facilities.**

### ARTICLE III GENERAL PROVISIONS

#### SECTION 3.08 ACCESSORY BUILDINGS AND USES

- D. No part of an a detached accessory building shall be used as for a dwelling **independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and bathroom facilities.**

## ZONING COMPLIANCE APPLICATION

Sentence being added: **If this application is for an Accessory Building I understand no part shall be used as a dwelling unit either temporarily or permanently.**

Motion by William Josephson, second from Leslie Sprott, **ADOPTED**, to **AMEND** the previous motion by changing it to the language as proposed above and putting it on the list of things ready for public hearing.

**7 AYES**

Motion by Jan Deur, second from John Warner, **ADOPTED**, to set public hearing for the language as proposed above for the July 7, 2016 meeting.

**7 AYES**

Report from sub-committee (Commissioners Warner, Sprott and Josephson)

- **Article III, General Provisions - Section 3.11** Fences, Wall, Hedges, Berms and Screens (A.) (amend).
- **Article XX, Administration and Enforcement – Section 20.06** Zoning Permit Required (A.) (amend).

The sub-committee is still working on language.

### COMMISSIONER COMMENTS

Commissioner Sprott stated she had called the township office questioning if the sign ordinance specified when election signs could be placed. She was advised that it does not. She expressed she thinks now is too early, however, Recording Secretary Dion provided a copy that the Muskegon County Clerk's office did and it indicates that out of 16 units only 5 of them specify a time. Most of those are 30 days and some are 45 days prior. She asked for other Commissioners thoughts.

After brief discussion Commissioner Deur said he would check with Attorney Even but if he remembers correctly we did not specify a time because that would be denying freedom of speech for someone. He will check with Attorney Even.

### PLANNING/ZONING UPDATE

No updates

### ADJOURNMENT

Motion by Jan Deur, second from William Josephson, **ADOPTED**, to **ADJOURN** the June 2, 2016 regular meeting at 8:02 p.m.

**7 AYES**

Respectfully Submitted,

Sally Dion, Recording Secretary