

PLANNING COMMISSION
Minutes for Rescheduled Regular Meeting of
July 9, 2013

AMENDED

PRESENT Dave Roesler, John Warner, Jan Deur, William Josephson, Leslie Sprott and Mark Dykhouse.

NOT PRESENT Tom Thompson

ALSO PRESENT Zoning Administrator Sandel, Recording Secretary Dion and **0** interested parties.

CALL TO ORDER Chairperson Roesler called the July 9, 2013 meeting to order at 6:33 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 July 9, 2013 meeting agenda as written.**

6 AYES, 1 ABSENT

MINUTES **Motion by William Josephson, second from Leslie Sprott, *ADOPTED*, to accept the June 5, 2013 regular meeting minutes as written.**

6 AYES, 1 ABSENT

PUBLIC COMMENT

None

OLD BUSINESS

1. Reports from Sub-Committees

- Article III, General Provisions, Section 3.17 – Excavations, Holes or Ponds, **amend**
- Article XIV, Special Land Uses, Section 14.04 – Special Land Use Specific Requirements, **add (KK.)** Ponds exceeding one (1) acre of surface area.
- Article III, General Provisions, Section 3.34 Agricultural Uses, **amend (2.)**
- Signs

Motion by Jan Deur, second from John Warner, *ADOPTED*, to set public hearing for the August 7, 2013 meeting on proposed language for either amendment or adding language to the Articles and Sections listed above.

6 AYES, 1 ABSENT

COMMISSIONERS COMMENTS

Commissioner Deur spoke briefly regarding a lawsuit filed by the Township against all members of the White Lake Ambulance Authority and their jurisdictions. There will be hearing in Judge Hick's courtroom on Monday, July 15 at 8:30 a.m. On the advice of Attorney Even make no comment if questioned.

PLANNING/ZONING UPDATES

Commissioner Josephson asked about setting speed limits. Chairperson Roesler gave brief explanation of how they are set. Normally the Road Commission takes care of this. Speed studies are done by the ~~Sheriff's~~ **Department of State Police working with the County Road Commission, if the roadway is under their jurisdiction or the Michigan Department of Transportation if the roadway is a state highway.** The county can petition a speed study and the speed limit can be changed if warranted.

Commissioner Warner gave brief overview of the July 8, 2013, Zoning Board of Appeals meeting. He advised that in 2 of the 3 cases the question of what constitutes a screen came up, he states he believes the definition we have is vague, however; he doesn't think it needs to be amended. He explained the language regarding fences in the lake districts needs to be reviewed. At this time it does not appear to be fair. At this time on lakefront lots fences, walls, hedges, berms or screens may not exceed three (3) feet in height between the shoreline and the lakeside of the principal building as measured perpendicular to the side lot line nearest the lakeside of the principal building. This could differ from house to house. This has not been a recurring problem but it would be nice to research it before it becomes one.

Consensus was to put the Lake District ordinances on the August agenda for discussion. Recording Secretary Dion will research other areas zoning ordinances for lakefront properties to see how they handle fences, walls, hedges, etc. Because of the court ruling regarding view being that a neighbor does not have the right to a view across neighboring property we should review the existing Lake District ordinances to be sure we do not state any intent of protecting the view.

ADJOURNMENT

Chairperson Roesler adjourned the July 9, 2013, regular meeting at 8:06 p.m.

Respectfully Submitted,

Sally Dion, Recording Secretary