

**PLANNING COMMISSION**  
**Minutes for Regular Meeting of**  
**September 1, 2010**

- PRESENT** Chairperson Carol Kooistra, Tom Thompson, Jan Deur, William Josephson, Steve Nagengast and Susan Hertel.
- NOT PRESENT** Brian Lernowich, excused.
- ALSO PRESENT** Zoning Administrator Sandel, Recording Secretary Dion and 0 interested parties.
- CALL TO ORDER** Chairperson Kooistra called the September 1, 2010 meeting to order at 7:00 p.m. and led those in attendance in the Pledge of Allegiance.
- AGENDA** **Motion by Jan Deur, second from Sue Hertel, *ADOPTED*, to accept the September 1, 2010 meeting agenda as written.**  
**6 AYES 1 ABSENT**
- MINUTES** **Motion by Steve Nagengast, second from William Josephson, *ADOPTED*, to accept the July 7, 2010 regular meeting minutes as written.**  
**6 AYES 1 ABSENT**

**PUBLIC COMMENT**

None

**OLD BUSINESS**

**1. Zoning Ordinance Review Committee**

- Review document provided by Commissioners Josephson and Thompson at the July meeting indicating areas where the Zoning Map and Future Land Use Map do not match.

Chairperson Kooistra advised Commissioners that she had asked Zoning Administrator Sandel and Zoning Coordinator Dion to review the document provided by Commissioners Josephson and Thompson and she then asked Zoning Administrator Sandel to provide comment. Zoning Administrator Sandel informed Commissioners that some of the areas indicated on the document will be resolved with the addition of the Forest Preservation and Recreation District to the current Zoning Map. He also stated that the Zoning Map and Future Land Use Map are not meant to be the same. The differences in zoning on the Future Land Use Map give option for a zone change if one was to be requested. The Future Land Use Map zonings were discussed in length at the time of the adoption of the current Master Plan and Future Land Use Map.

- Discuss proposed language provided in packet for Article III, Section 3.08 Accessory Building and Uses (G 2) Maximum Building Height.

After lengthy discussion consensus was to have Commissioners Thompson, Josephson and Zoning Administrator Sandel meet for further review of the maximum building heights and to provide update at the October meeting.

- Discuss language provided in packet regarding Nonconforming Uses, Buildings or Structures which was the language used prior to March 2003.

Consensus was to have Zoning Ordinance Review Committee work on including this language into the existing Section 3.23 and have Planner Tim Johnson review before the October meeting.

### COMMISSIONER COMMENTS

Chairperson Kooistra references the Rezoning Evaluation Criteria Form that was adopted as Appendix C to the current Master Plan and asks that this be kept with Zoning Books to ensure it is used if there is ever a rezoning request.

Chairperson Kooistra stated that a meeting every month is not required in the by-laws, therefore, a meeting will not be held if the agenda is very limited. She also stated that consecutive monthly meetings would not be cancelled.

Commissioner Deur spoke about the North Central Muskegon County Joint Planning Commission Lot Coverage Chart. The Joint Planning Commission talked about each entity changing zoning classifications and zoning definitions so they are all uniform. Zoning Administrator Sandel states this is very long range.

Commissioner Deur spoke about a Medical Marijuana seminar he attended put on by Michigan Township Association (MTA). Many attendees indicated their belief was this act was passed really not merely because of compassion but to provide a legal basis for certain forms of marijuana possession. Fourteen (14) states have passed Medical Marijuana with sixteen (16) more looking at it. There are Medical Marijuana dispensaries right now mostly in urban areas like Ann Arbor. Most people at the seminar believe this issue should not be ignored.

Consensus is to look at issue and see what should be done. Chairperson Kooistra advises Commissioner Deur to tell the Township Board of Trustees we are willing to work on this upon their directive to do so.

Zoning Administrator Sandel gives update on Sheltering Way. White Lake Fire Marshall has now lifted the stop work order earlier. Minor changes were made in plans. The Cul-de-Sac is the same but with a paved Y, driving surface 2' wider but curb 2' smaller so really no difference. They will have to come back to change condominium documents because two (2) units were reconfigured some.

Zoning Administrator Sandel gives update that Brad with WinBerg Construction is working on sewer with the county and will be proposing a twenty-six (26) unit building to start.

### ADJOURNMENT

**Motion by Jan Deur, second from William Josephson, *ADOPTED*,  
to adjourn the September 1, 2010 regular meeting at 9:15 p.m.**

**6 AYES 1 ABSENT**

Respectfully Submitted,

Sally Garvey, Recording Secretary