

**PLANNING COMMISSION**  
**Minutes for Regular Meeting of**  
**September 2, 2021**

**PRESENT** Commissioners Dave Roesler, Mike Holman, John Warner, Maribeth Picard, Chad Kuipers, John Gloster and William Josephson.

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

**CALL TO ORDER** Chairperson Roesler called the September 2, 2021 meeting to order at 6:00 p.m. and led those in attendance in the Pledge of Allegiance.

Chairperson Roesler introduced and welcomed new Commissioner Chad Kuipers.

**AGENDA** Motion by Commissioner Holman, second from Commissioner Warner, **ADOPTED**, to accept the agenda as written.

**7 AYES**

**MINUTES** Motion by Commissioner Warner, second from Commissioner Holman, **ADOPTED**, to accept the July 15, 2021 Regular Meeting Minutes as written.

**7 AYES**

**PUBLIC COMMENT**

- Jeff Marcinkowski, Supervisor, 3767 Jay Road, thanked the Commission for putting the Floodplain Management Ordinance on the Agenda. It was initiated in 2015 and FEMA has made some map changes that changed some letters, first thought was that would be considered technical changes and could be done without a Public Hearing. Since then, they have requested verbiage changes as well. To avoid lapse in residents Flood Insurance these changes need to be done by October 7, 2021. A Public Hearing needs to be held as soon as possible with recommendation to the Township Board of Trustees to make this deadline.
- Carrie Crummett, 2699 Scenic Drive, questioned what was done language wise for short term rentals, she has not seen the language. Chairperson Roesler gave brief overview.

**NEW BUSINESS**

**ARTICLE XXVII FLOODPLAIN MANAGEMENT ORDINANCE**

Chairperson Roesler stated he likes the existing ordinance we have versus the template FEMA provided. He believes amending the existing ordinance is best. Commissioners concurred.

Short discussion was held on the following proposed amendments to Sections:

27.04 DELINEATION OF THE FLOOD HAZARD AREA ZONE

27.05 DEVELOPMENT PERMIT

27.07 SPECIFIC BASE FLOOD ELEVATION STANDARD

27.08 MANUFACTURED HOME STANDARDS

27.09 FLOODWAY PROTECTION STANDARDS

**FRUITLAND TOWNSHIP PLANNING COMMISSION September 2, 2021 REGULAR MEETING MINUTES**

Motion by Commissioner Josephson, second from Commissioner Warner, **ADOPTED**, to set Public Hearing for Thursday, September 30, 2021 at 6:00 p.m.  
**7 AYES**

**OLD BUSINESS**

**1. Master Plan Review/Update**

The amended Master Plan is ready for review. Recording Secretary Dion will mail notices to surrounding Townships/Cities advising how they can obtain a copy and telling them they have 63 days to provide comment. The amended Master Plan, maps and survey results will be put on the website also.

Motion by Commissioner Warner, second from Commissioner Holman, **ADOPTED**, to send notices that the amended Master Plan is ready for review to surrounding Townships/Cities and put on the website.

**7 AYES**

**2. Accessory Buildings and Uses - Sizes**

Chairperson Roesler advised that he spoke with Planner Jan Johnson, Tim Johnson is completely booked, however, she is willing to meet with the sub-committee. He will schedule a time and let Commissioners Warner and Josephson know.

**PLANNING/ZONING UPDATES**

None

**ADJOURNMENT**

Motion by Commissioner Holman, second from Commissioner Warner, **ADOPTED**, to **ADJOURN**, the September 2, 2021 regular meeting at 7:07 p.m.

**7 AYES**

Respectfully Submitted,

Sally Dion, Recording Secretary  
Township of Fruitland