

**PLANNING COMMISSION**  
**Minutes for Regular Meeting of**  
**November 5, 2020**

**PRESENT** Commissioners Dave Roesler, John Gloster, Mike Holman, John Warner, Ina Ray and William Josephson.

**ALSO PRESENT** Zoning Administrator Jensen, Recording Secretary Sally Dion and **4** interested parties.

**NOT PRESENT** Maribeth Picard (excused).

**CALL TO ORDER** Chairperson Roesler called the November 5, 2020 meeting to order at 6:00 p.m. and led those in attendance in the Pledge of Allegiance.

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

**6 AYES, 1 ABSENT**

**MINUTES** Motion by Commissioner Josephson, second from Commissioner Holman, **ADOPTED**, to amend the October Meeting Minutes by striking (10) from heading meeting date and replace with (8) and by striking (6) AYES in all places and replace with (5) AYES and accept the minutes as amended.

**6 AYES, 1 ABSENT**

**PUBLIC COMMENT** None

**PUBLIC HEARING**

Parcel number 61-06-013-100-0017-00 (5207 Scenic Drive), 61-06-013-100-0010-00 (5271 Scenic Drive), 5207 Scenic LLC, Site Plan Review to request a temporary event tent from May 1 through October 15 for the years 2021, 2022, 2023, 2024 and 2025, to be located where approved for 2015.

**PUBLIC HEARING OPEN 6:03 P.M.**

**CORRESPONDENCE**

None

**PUBLIC COMMENT**

1. Carl Koetje, 5447 & 5451 Scenic Drive, asking if there will be no change, no amplified music outside? If no change, he does not object.

Zoning Administrator Jensen advises he has not received any complaints.

**PUBLIC HEARING CLOSED 6:08 P.M.**

Motion by Commissioner Warner, second from Commissioner Holman, **ADOPTED**, to approve the renewal request for a temporary event tent noting that the dates are May 1 through October 15 for the following years 2021, 2022, 2023, 2024 and 2025 as approved in 2015 and 2018.

**6 AYES, 1 ABSENT**

**NEW BUSINESS**

**1. Carrie Crummett, 2699 Scenic Drive – Stairs to Lake Michigan Beach**

She explains the Ordinance states the following “Total platform area may not exceed one hundred fifty (150) sq. ft. in surface area.” The neighbors to the South have a very nice platform. Her question is are the platforms and landings the same thing? She has been advised this will not require a EGLE Permit.

Zoning Administrator Jensen states that 150 sq. ft. is the maximum, decks are not allowed, only platform and stairs. He said what was sent to EGLE was conforming, the new site plan submitted exceeds the maximum.

Chairperson Roesler referred to the definition of structure “Anything constructed or erected which requires permanent location on the ground or attachment to something having such location, including but not limited to, all buildings and free-standing signs, but not including sidewalks, drives, patios, utility poles and the like. It includes any walled and roofed building that is principally above ground, gas or liquid storage facility, or a manufactured home.”

Zoning Administrator Jensen is following the Ordinance.

He asked if the Commissioners are willing to work on amending, there seems to be a conflict between the existing Ordinance and Building Code that requires landings every so many stairs. Maybe set minimum for platforms, get definitions for Landing, Platform and Deck.

Commissioner Warner stated the common definition covers both the deck and the platform.

Commissioner Josephson feels according to the Building Code the platforms are just bigger steps so they should not be counted.

Zoning Administrator Jensen disagrees, however, believes the language could be amended.

Chairperson Roesler advises this could take three to four months; it will require a Public Hearing. He said the 150 sq. ft. maximum is not going to change, this amendment would be to not have platforms between stairs included towards it.

Consensus is to look at amending the language. Subcommittee: Commissioner Warner, Commissioner Gloster and Commissioner Josephson. They will work with Zoning Administrator Jensen.

**OLD BUSINESS**

**1. Master Plan Review/Update, Survey Results**

**FRUITLAND TOWNSHIP PLANNING COMMISSION November 5, 2020 REGULAR MEETING MINUTES**

Chairperson Roesler spoke with Attorney Even; he will be doing a letter to the State advising them we are continuing to work on the review of the Master Plan. We have until February 2022 to complete. Census information should be released the end of this December and Recording Secretary Dion will update that information and provide for review.

**2. Barn Weddings/Special Events**

Will continue to be on list waiting for proposed language.

**PLANNING/ZONING UPDATES**

Commissioner Warner stated he believes the existing Lots of Record language needs to be amended for the combination of lots. The existing allows the Zoning Administrator to approve in some zoning districts but not in others. Chairperson Roesler will call Attorney Even to discuss.

**COMMISSIONERS COMMENTS**

None

**ADJOURNMENT**

Motion by Commissioner Josephson, second from Commissioner Warner, ***ADOPTED***, to ***ADJOURN***, the November 5, 2020 regular meeting at 7:10 p.m.

**6 AYES, 1 ABSENT**

Respectfully Submitted,

Sally Dion, Recording Secretary  
Township of Fruitland