

PLANNING COMMISSION
Minutes for Regular Meeting of
October 6, 2022

PRESENT Commissioners Dave Roesler, John Warner, John Gloster, Paul Josephson, and Chad Kuipers.

NOT PRESENT Mike Holman, excused.

ALSO PRESENT Zoning Administrator Jensen, Recording Secretary Sally Dion and 9 interested parties.

CALL TO ORDER Chairperson Roesler called the October 6, 2022 to order at 6:00 p.m.

AGENDA Motion by Commissioner Warner, second from Commissioner Gloster, **ADOPTED**, accept the agenda as written

5AYES
1 ABSENT

MINUTES Motion by Commissioner Warner, second from Commissioner Kuipers, **ADOPTED**, to accept the September 1, 2022 Regular Meeting Minutes as written.

5 AYES
1 ABSENT

PUBLIC COMMENT

None

PUBLIC HEARING

1. Article III, General Provisions, Section 3.07, Projections into Yards, B. 4.

B. Porches, terraces, decks, balconies, window awnings, and similar structures which are open on all sides, unenclosed and uncovered:

4. ~~on parcels contiguous to Lake Michigan, White Lake and Duck Lake, the highest point of any deck, including railings, shall not exceed 6' above the original grade.~~

PUBLIC HEARING OPEN 6:03 p.m.

No correspondence, no public comment.

PUBLIC HEARING CLOSED 6:04 p.m.

Motion by Commissioner Warner, second from Commissioner Kuipers, **ADOPTED**, to recommend approval to the Township Board of Trustees the language as written above.

5 AYES
1 ABSENT

NEW BUSINESS

1. House Bill No. 5981, a bill to amend 2006 PA 110, entitled “Michigan zoning enabling act,” by amending sections 102 and 206 (MCL 125.3102 and 125.3206), section 102 as amended by 2008 PA 12 and section 206 as amended by 2018 PA 513.

This adds a definition for Qualified residential treatment program and adds such to the list that it is a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special land use or conditional land use permit or procedure different from those required for other dwellings of similar density in the same zone.

Chairperson Roesler said he spoke with Attorney Even on this, it is not in the current ordinance, therefore no amendment is necessary, said the State rules.

OLD BUSINESS

1. Solar Farm Ordinance

No update.

PLANNING/ZONING UPDATE

None.

COMMISSIONER COMMENTS

Chairperson Roesler advised commissioners that Commissioner Maribeth Picard has resigned, due to her aging parents needing more of her time. He has asked the Township Board of Trustees to appoint Chris Campeau as her replacement.

PUBLIC COMMENT

1. Steve Novak, 6958 South Shore Drive, asked where the grade would be measured from for the new homes where Buzz’s Lakeside Inn used to be. Chairperson Roesler and Zoning Administrator Jensen both stated it will be measured from the existing grade, which is where it is now. All fill done was approved by EGLE, the Army Corps of Engineers and a Fill Permit was issued by the township.

Motion by Commissioner Warner, second from Commissioner Josephson, **ADOPTED**, to adjourn the October 6, 2022 regular meeting at 6:22 p.m.

**5 AYES
1 ABSENT**

Respectfully Submitted,

Sally Dion, Recording Secretary
Township of Fruitland