

PLANNING COMMISSION
Minutes for Regular Meeting of
April 4, 2024

PRESENT Commissioners Dave Roesler, John Warner, Paul Josephson, Chris Campeau, and Mike Holman.

NOT PRESENT Commissioners John Gloster and Brian Butler.

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

CALL TO ORDER Chairperson Roesler called the April 4, 2024 meeting to order at 6:00 p.m.

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

5 AYES
2 ABSENT

NOMINATIONS FOR CHAIRPERSON
ELECTION OF CHAIRPERSON

Motion by Commissioner Holman, second from Commissioner Warner, **ADOPTED**, to open nominations and nominate Commissioner Roesler as Chairperson.

Motion by Commissioner Warner, second from Commissioner Holman, **ADOPTED**, to close nominations and re-elect Commissioner Roesler as Chairperson.

5 AYES
2 ABSENT

NOMINATIONS FOR VICE CHAIRPERSON
ELECTION OF VICE CHAIRPERSON

Motion by Commissioner Campeau, second from Commissioner Holman, **ADOPTED**, to open nominations and nominate Commissioner Warner as Vice-Chairperson.

Motion by Commissioner Holman, second from Commissioner Campeau, **ADOPTED**, to close nominations and re-elect Commissioner Warner as Vice-Chairperson.

5 AYES
2 ABSENT

NOMINATIONS FOR SECRETARY
ELECTION OF SECRETARY

Motion by Commissioner Holman, second from Commissioner Warner, **ADOPTED**, to open nominations and nominate Commissioner Campeau as Secretary.

Motion by Commissioner Warner, second from Commissioner Holman, **ADOPTED**, to close nominations and elect Commissioner Campeau as Secretary.

5 AYES
2 ABSENT

MINUTES Motion by Commissioner Holman, second from Commissioner Campeau, **ADOPTED**, to accept the March 7, 2024 Regular Meeting Minutes as written.
5 AYES
2 ABSENT

PUBLIC COMMENT

None

NEW BUSINESS

1. PUBLIC HEARING

Grade – Articles and Sections to be amended:

Article II, Definitions, Section 2.03 B/BASEMENT OR CELLAR

Article II, Definitions, Section 2.08 G/GRADE

Article II, Definitions, Section 2.19 S/STORY

Article III, General Provisions, Section 3.18 FILLING OF LAND B & C

Article III, General Provisions, Section 3.23 NON-CONFORMING BUILDINGS, STRUCTURES AND USES B

Article III, General Provisions, Section 3.35 REQUIREMENTS FOR WIRELESS COMMUNICATION TOWERS AND ANTENNAS WHICH DO NOT EXCEED A HEIGHT OF 50 FEET A (1 & 2)

Article III, General Provisions, Section 3.36 EXISTING WIRELESS COMMUNICATION TOWERS AND ANTENNAS EXCEEDING A HEIGHT OF FIFTY FEET AS A USE BY RIGHT (A 3 i)

Article IV, Rural Residential District, Section 4.04 SITE DEVELOPMENT STANDARDS Maximum Building Height

Article V, Low Density Residential District, Section 5.04 SITE DEVELOPMENT STANDARDS Maximum Building Height

Article VI, Medium Density Residential District, Section 6.04 SITE DEVELOPMENT STANDARDS Maximum Building Height

Article VIa, Lake Michigan Shoreline District, Section 6.04a SITE DEVELOPMENT STANDARDS Maximum Building Height

Article VII, Medium High Density Residential District, Section 7.04 SITE DEVELOPMENT STANDARDS Maximum Building Height

Article VIII, High Density Residential District, Section 8.04 SITE DEVELOPMENT STANDARDS Maximum Building Height

Article VIIIa Inland Lakes District, Section 8.02a SITE DEVELOPMENT STANDARDS Maximum Building Height

Article X, Waterfront Marine District, Section 10.04 SITE DEVELOPMENT STANDARDS Maximum Building Height

Article XI, Neighborhood Commercial District, Section 11.04 SITE DEVELOPMENT STANDARDS Maximum Building Height

Article XIII, Amusement Park District, Section 13.04 SITE DEVELOPMENT STANDARDS Maximum Building Height

Article XIV, Special Land Uses, Section 14.04 SPECIAL LAND USE SPECIFIC REQUIREMENTS Y (2 b 3)

Article XVI, Park and Loading, Section 16.04, PARKING LOT PLANS (B)

Article XVII, Signs, Section 17.05 MEASUREMENT OF SIGNS (C)

Article XVIII, Private Streets Serving Two (2) to Thirty (30) Lots (B 2 f)

Article XXIII, Wind Energy Systems (WES), Section 23.02 Definitions (H)

Motion by Commissioner Campeau, second from Commissioner Holman, **ADOPTED**, to recommend amended language for the Articles and Sections listed above/as published pertaining to the word “grade” to the Township Board of Trustees for approval.

**5 AYES
2 ABSENT**

OLD BUSINESS

1. Electric car charging stations

Chairperson Roesler reported there is no update at this time.

2. Solar structures as accessory structures

No update the subcommittee has not met as of yet. Mark Grotenhuis, resident, requested to be added to the sub-committee, he has done research comparable to what Dave provided. Consensus was having a resident would be a good addition to the sub-committee. Recording Secretary Dion to get his contact info to Commissioners Warner, Josephson and Butler.

3. Review of ground floor definition when related to a garage under the first floor

Consensus after brief discussion was at this time there really is no need to research this further. Remove from agenda.

PLANNING/ZONING UPDATE

None

COMMISSIONER COMMENTS

None

PUBLIC COMMENT

None

ADJOURNMENT

Motion by Commissioner Holman, second from Commissioner Campeau, **ADOPTED**, to adjourn the April 4, 2024 regular meeting at 6:33 p.m.

**5 AYES
2 ABSENT**

Respectfully Submitted,

Sally Dion, Recording Secretary
Township of Fruitland