



Meeting called by: Vice-Chairperson, Sevey @ 7:30 PM; Meeting Chaired by Moore at 2nd Agenda Item
Members present: Babcock, Gunnell, Moore, Myers, Sevey, Sawade, Tilburt
Others present: Attorney –Van Allsburg; Zoning Administrator –Gross; Supervisor – Ellick

Pledge of Allegiance:

Approval of Minutes: Call for motion to accept August meeting minutes (no September or October meeting).
Motion to accept by Gunnell, second by Tilburt, all Ayes - Carried.

Approval of Agenda: Call for motion to accept November Agenda as written.
Motion to accept by Tilburt, second by Sawade, all Ayes – Carried.

Agenda Item: Aaron Sedine – Engineered Heating & Cooling: Site Plan Approval for 13951 Woodlawn Hills Drive.

Introduction/History of Engineered H&C who currently resides at 13251 17 Mile by Aaron

- request to build new building for growing business; reviewed draft of resolution approving and addressed:

- #1 - Landscaping – need to clarify...planning grass only at this point

- #2 - Dumpster Enclosure – opposed due to being a scrap metal dumpster and manner that pick-up company uses it would be destroyed; not a public road with residences that would view dumpster.

Paul Roosien, Roosien & Associates addressed Kevin Gritters review letter and there will be no problem meeting any conditions.

Discussion: Size of scrap container about 12 yards is difficult to contain and container will be on the back of lot and shielded by terrain. Thus, PC recommends the enclosure is not required. Total space of building to equal 12,090 sq. ft on lot size of 2.89 acres; leaves room to expand. Currently total of 35 employees, 6 – 8 in office everyday so 12 parking spaces sufficient. Blacktop depth will be 3.5” with 6” gravel base at standard duty and 8” gravel base at heavy duty. Site plan didn’t show lighting – will be updated with submitted building permit application with all lighting on buildings not in parking lot; guardrail requirements for dock approach will be met. Although not required, landscaping should include more than grass – i.e. some trees, berm – an updated plan will be furnished to Jerry for approval.

Conclusion: Mark will revise resolution draft to reflect - no required enclosure for dumpster, meeting engineer requirements, and Zoning Administrator approval for landscaping.

Sevey: Called for motion to approve Resolution for approving Sedine preliminary site plan with revisions discussed.
Motion to accept by Tilburt, second by Myers, Moore – absent, all Ayes – Carried.

Agenda Item: Discussion/Examination of Recreational Marihuana Proposal post November 6, 2018 vote

Mark: submitted draft to consider amending the zoning ordinance re: Prohibition on Recreational Marihuana Establishments and Medical Marihuana Facilities. A zoning ordinance amendment would need a public hearing.

Discussion: Babcock – questioned any impact on individual rights to recreational/medical use and concern that no matter what the PC does it won’t be accepted by the Township Board; Tilburt- can see this due to history of board’s decisions on this issue; Sawade – is a new issue now that must be addressed; Sevey – is different from Medical Marihuana. Moore – can do a public hearing in January, 2019.

Mark: This is not addressing individual rights; The charge of the Planning Commission is to act and make recommendations to the Board.

Conclusion: Will plan for a public hearing in January 2019.

Agenda Item: Discussion/Examination of Minimum lot size for Open Site Preservation & Site Condo post November 6, 2018 vote

Mark: PC may want to return to Master Plan and consider the master plan language and possible zoning ordinance amendments in light of the referendum vote; decide if there are additional or other inclusions; should think about this and possibly address as another future agenda item.

Discussion: Moore - does PC go back to the 1 acre minimum or consider smaller areas; Myers - time limit on site condo moratorium (basically 1 year) so could consider extensions; PC - perhaps address "spot-zoning PC.

Mark: This is just discussion to begin thinking about this issue, PC can decide to proceed on a different level.

Agenda Item: Discussion/Examination Lakefront Accessory Lots Ordinance definition

Mark: Submitted draft to amend the zoning ordinance re: Lakefront Accessory Building and Uses. As currently stands, only zoning approval is needed. Lakefront lots are to be for private use, not public/friends usage. PC needs to start thinking about what they want; could amend to require a special land use approval. Jerry – currently a complaint situation prompted this where a person wasn't being allowed to do what a neighbor is currently being allowed to do; the current use will become a violation if zoning/use isn't amended.

Discussion: Sevey – are there issues at any other lakes; Babcock – is this a Combination of lots; Size of accessory buildings large enough for storage of boats and trailers– currently cannot exceed 200 sq. ft. on lakefront parcel; restrictive space for parking of additional vehicles on individual's property and blocking of neighbors' access; boat launch on lakefront parcel used for private only, not "common" or public usage; Tilburt – consider requiring chain across drive. All in agreement to consider increasing building size; Moore – ordinance wording to be "up to" or "not to exceed" a certain size.

Conclusion: PC to consider Lakefront Accessory Lots Ordinance. Need to decide on building size and subsequent setback requirements; restricting views and unwanted public launching boats. Mark will include setbacks in ordinance and use "adjacent lot setbacks" as a guideline, instead of accessory building setbacks. Possibly allow for 3 cars with trailers. Public hearing will be scheduled/held then PC will make a recommendation to the Township Board.

Unfinished Business: Engineer site inspection – White Creek Storage Phase III

Jerry/Bob: Kevin Gritters letter is submitted as informational documentation to PC Re: Tom Reed's compliance for White Creek Storage. Issues need attention by Fire Department/Building Inspectors

Discussion: PC reviewed photos. Sevey - Electrical box – supposed to be 1' above grade; grading isn't finished properly; drainage isn't looking good. Tilburt – Escrow returned only when complied with.

Conclusion: Further dealings are for Zoning Administration and Building Inspector

Open Discussion for Issues not on the Agenda:

1. Correspondence received: Expected submission from Nederveld for OS Development; possible site plan review for Planning Commission in January.
2. Planning Commission Members: Moore – addressed John Bitely re: proceeding with Ashton Meadows' development. Meyers - previous proposal has been well over 1 year. Will soon be proposing basically the same plan with some upgrades. Developing will take place in Phases but will be coming for approval of all at one time.
3. Members of the Audience: N/A

Report of Township Board Representative: Gunnell - Nothing additional

Report of Board of Appeals Representative: Tilburt – Held meeting for election of officers, remains the same.

Report of Zoning Administrator: Gross - Addressed previous agenda items

Moore: Called for motion to adjourn. Motion by Gunnell, second – Tilburt; All ayes – Carried.

Meeting adjourned: 8:48 PM

- Next Meeting Scheduled for January 23, 2019

Ref: MyDocs/PC/Minutes2018/Nov28 REV.