



Meeting called by: Chair Sevey @ 7:30 PM

Members Present: Chair Sevey requested Member Roll Call

Al Myers X Hal Babcock X Mark Hoskins X Keith Sawade AB Rick Sevey X

Jon Tilburt X Joe VandenBerg AB

Others present: Zoning Admin – Gross; Supervisor – Ellick

Pledge of Allegiance:

Approval of Minutes: Motion to accept 10/23/2024, meeting minutes by Sevey, second – Babcock, all Ayes, Carried.

Approval of Agenda: Motion to accept Agenda by Sevey, second – Myers, all Ayes, Carried.

Public Comment - Matters not the Subject of Public Hearing/Agenda Items: No public comment, closed.

Agenda Items to be reviewed by the Planning Commission:

1. Scheduled Public Hearing – Adoption of 2024 Master Plan Amendment

Sevey: Opened public hearing with explanation of procedures and called for public comment. No comment, public hearing closed.

PC Discussion/Questions

- (Hoskins) Re: Zoning Map Legend R-2 Residential – questioned that this area is not shown anywhere on map. Consulted with Attorney Leisman and was probably planned for an area in the PA425 so was absorbed into the City of Cedar Springs. Is not a problem so no reason to hold up approval.
- (Gross) Interested parties may get rezoned at the time.

Sevey: Called for motion to adopt proposed amendment to the 2018 Master Plan concerning revision of Future Land Use. Motion to approve by Hoskins, second – Myers, All Ayes, Carried.

Conclusion: Amendment adopted, surrounding townships and appropriate entities to be notified.

2. Private Streets Amendment – Continuing Review – Ordinance Amendment #3.26-Z-24A

Sevey: In October the PC voted to recommend the amendment to the Township Board. On October 11th the Township Board approved the amendment with the direction to PC to continue review.

- (Ellick) Board has no recommendations however length of drive and number of houses is the problem.
- (Gross) Current language doesn't automatically give right to "four lots, parcels, dwellings or structures"; 800' would allow for 4, 200' parcels, but house in front would count against even though address is off main road. (Ordinance 2.13, Lot Definitions,) so 800' depth is not enough for 4, additional 200' parcels (unless
 - if 1 up front, it takes away from something in the back – whatever's there counts against others
 - if 2 up front and only 2 behind, could end up with 6; (Ordinance 2.13, Lot Definitions,) so 800' depth is not enough for 4, 200' parcels unless they are on both sides of street.

e.g. Marsh Creek's current situation, maybe only one house with proposed language unless a county road – says "can have up to 4 homes...not 4 homes; and if 4 on 1 side, and other side does 4, could potentially now have 8.

PC Discussion/Questions:

- Property on main road has side yard frontage that counts; If length is less than 800' might as well say, "no pvt streets..."
 - If give over to all county roads, isn't justice for residents.
 - If they're building and have resources, is not an injustice.
 - Need consideration for parents who wish to give children property.
 - Easement? An easement does not create a road.
 - Examine simple language that any parcel created be a minimum of 2 acres? Would solve a lot.
- (Sevey) Called for motion to table 'til January 22nd meeting. Motion by Sevey, Second – Tilburt, All Ayes, Motion Carried.
Conclusion: No moratorium on subject; all to study issue prior to January meeting.

Unfinished Business:

1. Application Check List - No discussion – Keith Sawade absent

Open Discussion for Issues not on the Agenda:

1. Planning Commission Members: N/A
2. Correspondence Received: Press release via Jon Tilburt re: Sand and Gravel Mining legislation.

Report of Township Board Representative: (Hoskins) N/A

Report of Board of Appeals Representative: (Tilburt) N/A

Report of Zoning Administrator: (Gross) Current issue re: private drive near Olin Lakes: is 2-track to cell tower; potential builder will do repairs up to his driveway; called in Fire Chief Hays who doesn't recommend build.

Additional Public Comment: (Ellick) Township Board looking at upcoming appointments to PC; anyone who wishes to opt off/on, please advise. Re: Fire Trucks able to reach back lot properties – this is the problem regarding the private streets issue – trucks are expensive, can't and shouldn't have to get to potentially inaccessible parcels.

Adjournment:

Sevey: No further discussion. Motion to adjourn by Sevey, Second – Hoskins, all Ayes, Motion Carried. Meeting Adjourned: 8:16 PM.

Next Scheduled Meeting: Wednesday, January 22, 2025


Secretary
1/22/25 - Date