



Meeting called by: Chairperson, Ellen Moore @ 7:23 PM

Members present: Babcock, Gunnell, Moore, Myers, Sevey, Sawade, Tilburt

Approval of Minutes: Call for motion to accept as written. Revisions suggested by Tilburt. Motion to accept December minutes with revisions by Sevey, second by Gunnell, all Ayes, Carried.

Approval of Agenda: All agreed – stands as printed.

Agenda Item: Public Hearing – Master Plan

Moore: Inquiry – proceed without Bob Toland present; Mark indicated PC could go ahead, send to Twp. Board without final map at this point.

Discussion: upcoming rezoning factors will not conflict with legal descriptions; this is a “general guide” so will maintain flexibility and allows rezoning without changes to entire Master Plan

Moore: Called public hearing open for comment with an explanation of proposal re:

- some changes pertain to lot size – depending on location which will have 1 acre parcel or 2 acre parcels
- PC worked to keep rural look
- PC talked a lot about agriculture
- After Public hearing PC will discuss further, possible recommend to Twp Board

Public Comment: Nothing

Moore: Closed public hearing and opened to PC

Discussion: Sevey – looked through it and appears to be what PC decided; Gunnell – didn’t see much of anything that needed attention; Moore - nothing stood out however questionnaire had a low response as expected.

Conclusion: Ellen and Mark will examine map when available so it can go to board, PC members will be notified.

Agenda Item: Zoning Ordinance Amendment

Proposal: Completion of Public & Private Streets

Moore: Called public hearing open for comment with an explanation of proposal re:

- intention is to have streets completed prior to first building constructed

Mark: was a provision in some circumstances to secure permits, but Cert of Occupancy wouldn’t be issued; time constraint = no longer than 9 months...

Public Comment: David Fulmerhouser of Albrecht. “Thank you for paving Albrecht.” *Moore:* “you’re welcome.”

Moore: Closed public hearing and opened to PC.

Discussion: questions about who will enforce - - will be township official; this is a good ordinance due to many bad streets; can expect resistance/comment/complaint from builders due to them having to “re-repair,” however shouldn’t be an issue if done correctly the first time; no heavy trucks/equipment/bulldozer will be run on soft black top.

Moore: Call for motion to accept. Motion by Sevey, second by Babcock, All Ayes Carried

Agenda Item: Agritourism Event Business – Review updated draft

Discussion: *Concerns about tents that* may be left standing from one day to next (i.e. Sat and Sun,); PC: no enforcement needed – overlapping ok; provision for applicant paying all costs if violations and inspections and manpower to police those would need to be funded by an escrow fund. This would be the best route because unlike other business’, this type is a continually changing format. PC has no problem with inspections and suggested annual inspections.

Mark: suggested Township board set up escrow/inspections fees and replenishment procedures. Suggestions Included notification to the township in advance - - perhaps a schedule of sorts i.e. 30 days ahead, and scheduling within 14 days of events so Jerry can schedule inspections. Inspections by Jerry may also be done during event.

Conclusion: PC will vote on final draft at February meeting.

Open Discussion for Issues not on the Agenda:

Upcoming in February: St. John site plan (distributed at this meeting) – won't be any rezoning conflicts; due to it being a 3 phase project the PC will decide next month if handled in all 3 at once.

Sevey: ?? for Cathy re: upcoming Spring Training – Cathy contacted them and is waiting for details...will keep PC informed as details are received.

Report of Township Board Representative: Gunnell: apologized for missing last meeting – vote on Med Marijuana issue would've been 4 – 1 instead of 3 – 1 – he wanted PC to be aware of his position.

Discussion: future legislation may be a factor – perhaps board and PC will want to meet together and revisit issue; no matter what happens with state's decision in Nov it won't affect current decision by Board; Vote in Nov. is regarding recreational not medicinal. PC worked hard to express this issue was about medicinal, not recreational. Concern was expressed about how to get public to understand the difference.

Report of Board of Appeals Representative: Tilburt: St. Johns variance application will be topic at February 21 meeting.

Report of Zoning Administrator:

Distributed pictures of map for proposal in Hwy Commercial Area for (tool company) who wants to build shopcurrently "pocket zoning in that region is not allowing them to do so. Proposing rezoning all of existing area excepting current private residence to industrial. Currently owned by Mr. Hughes and they are considering purchase of property.

Discussion: is a "welding/steel grinding" business; will be a small building; if PC interested he'll inform Mr. Hughes so process can begin.

Mark: pocket zoning is not good - - suggested "conditional" zoning.

Moore: we're open to working with them.

RE: Storage Time: Jerry will discuss with Ellen/Fred for clarification/verification of what was approved before.

RE: Mr. Reed: Jerry has received "heat" - - now Mr. Reed is evicting a tenant; Jerry is close to issuing citation(s).

RE: Bradley on Wiersma: Going back to court; currently is special use, hasn't been complied with in past either.

RE: Harmony Farms: re: pumping septic systems regulations. Jerry proposed a formal hearing with them, they're looking at electing new officers; Jerry: need to get this corrected and move on. May have a forthcoming site plan for sidewalks, and frequency of pumping. He must have information that pumping has taken place(i.e spreadsheet, etc).

Discussion:

Moore: discussed creating filing system at Township for records of pumping

PC: Invoices are important; if development wants changes – need to come to PC., affect on home resale/sale Values; consideration again for firetrucks/emergency vehicles

Jerry: currently time frame is set at 2 years and 3-4 years is probably better for system to operate efficiently. Need to now consider all HOA's, not just Harmony Farms.

Bob E: when previous decision was made it was correct; dependent on lot size, square footage of building, etc. :

RE: Jackie Sopniski: will probably come to PC next month; are considering a circle drive,.

Mark: was contacted by their attorney and indicated that they need to start application/escrow process first then he'll review. There is no report from the Attorney at this point.

Report from Township Supervisor: Clarification on vote from last Bd meeting on Med Mari. Was 3 – 1? "yes.'

Moore: Called for motion to adjourn. Motion by Gunnell, Second by Sevey, All ayes, Carried.