

Ford River Township Planning Commission Regular Meeting Minutes Meeting date March 5, 2015

The meeting was called to order at 7:00 p.m. by Chairman Nelson
Present were: Mr. Wellman, Mr. Lippens, and Mr. Tryan.
Also in attendance: eight citizens, Supervisor Fountaine

Public Hearing – None

Public comment on agenda items – None

Minutes

Planning Commission meeting minutes of March 5, 2015 as corrected were approved on a motion by Mr. Tryan, seconded by Mr. Wellman. Unanimous approval.

Permits-

Steve Rademacher 3976 Hwy M35
16' 6 X 12' Shed 009-063-005-00

Unfinished Business-

Mr. Smith from CUPPAD was in attendance to answer questions and go over some zoning map concerns. 604J- Group Day Care Homes- This is covered by State Licensing Law. Our ordinance matches the language in the law, no need to change it. 604J, 4 is not needed, it is also covered in the law. Signs and parking do belong in the ordinance.

The term "lot of record" in 412 and 413 (def 82) is ok but could be expanded. There could be situations such as land contracts that are not recorded. We should check other ordinances for better definition.

413 nonconforming private roads. It was recommended that we list all nonconforming private roads. Check with the attorney regarding what to do with private roads that were in existence before the ordinance was adopted.

If a use is not listed in the ordinance, is it permitted? All uses must be listed to be permitted. Michigan law requires that the ordinance provide for all legal uses. Either the ordinance can be changed or arguments why it should or should not be allowed can be made. Presumption of validity is with the Planning Commission. If uses are included it is recommended to use standard classification codes for commercial or industrial.

Should home occupation be covered as accessory uses or by a special use permit with a hearing? Both work. Be consistent, none can have non-resident workers.

Zoning map question. It is impossible to determine exact zoning boundaries with our current maps.

Some sections of the map where there are zone changes can be blown up to much larger scale.

Add dimensions and/or standard statement on dimensions.

The Planning Commission should make a list of sections that should be enlarged.

New Business: David Johnson applied for a dog kennel permit on County Road A4. A public hearing will be on the agenda for the April meeting.

Communications: A training session for board members in May is tentative, Racheal will get more info for the April meeting

Public Comment: There was a report of an auto repair shop on County Road A31. This is a R.2 district and has no permit to operate. Racheal will address this issue.

A motion to adjourn was made by Mr. Tryan, second by Mr. Lippens. Unanimous approval
Meeting adjourned at 7:30pm.

Parking Lot items

Monitor review the Master Plan. (Review in 2019)

Consider the possible re-zoning of Jaeger Road to RR for the R-2 due to typical use in the area

Re-word commercial definitions.

Marihuana Ordinance-review as law is clarified

Consider adding condominiums as allowable use.

Wind generators

Review private airstrip regulation

A handwritten signature in black ink, appearing to read "Danny Tryan". The signature is written in a cursive, flowing style with a large initial "D" and a long, sweeping underline.