

**Ford River Township Planning Commission
Regular Meeting minutes
Meeting date November 3, 2016**

The meeting was called to order at 7:00 p.m. by Mr. Nelson.

Present were: Mr. Wellman, Mr. Fettig, and Mr. Lippens. Absent; Mr. Ciminskie

Also in attendance: Seven citizens and Supervisor Fontaine.

Public Hearing – None

Public Comment on agenda items – None

Minutes

Planning Commission meeting minutes of October 6, 2016. Minutes were approved on a motion by Mr. Lippens, seconded by Mr. Fettig. Unanimous.

Permits –

1. Joseph Heribacka E4098 Hwy M-35 009-370-017-50 Fence 20'- 4' high and 60' -6' high
2. Bob Westerland 5020 12th Road 009-061-011-00 14' x 70' trailer. Remove old trailer and shed.

Unfinished Business –

- **Supervisor Fontaine stated that the neighbor is still complaining about Mr. Shann's home occupation / sawmill. A long discussion took place and it was suggested that the saw mill be made portable, which was acceptable. No formal action was taken on this but indications were made that this would be acceptable.**
Mr. Shann discussed the possibility of changing the District classification (zone) from R2 to RR. Chairman Nelson explained the differences as well as the ramifications and the process which would require amendments to the ordinance and the Master Plan. Mr. Shann suggested that the Home Occupation Two be added to the R2 District (Zone) as a special use as the requirements are about the same as Home Occupation One, except Home Occupation One cannot be performed in an accessory building.
Chairman Nelson stated that other amendments to the ordinance were being worked on and this issue would be discussed
- **Supervisor Fontaine suggested that a workshop be held as it is very hard to accomplish any progress on the Amendments to the Ordinance during a normal meeting. She stated she will contact Mr. Ciminskie and set up a time when all can attend.**
- **Supervisor Fontaine said that the fence issue with Mr. Fisher is still not settled and is looking for direction on what is next. Chairman Nelson suggested having the Township Attorney send a letter to the two residents involved.**

Preparation for ordinance change – (other issues have been settled and are not included as unfinished.)

1. Definition of a Private Landing strip and ordinance requirements – **Additional new language has been proposed to the language already evaluated.**

5. Changes to 412 "lot of record." Change to "any new lot." OK. Change 20' easement to 66'

*Remove all of 607-A and renumber all of the remainder of 607

*Remove definition #82 **(This needs to remain because it is referenced in section 406)**

*Change current 607-C to add the word "new" 607-C becomes "All new private roads..." Ordinance needs to agree with the Land Division Act as to number of houses that creates a Private Road as opposed to a shared driveway. Change private roads to 3 or more homes not 5. New Discussion – the vehicle code defines private road as more than one home. Is the vehicle code pertinent to zoning and land use?

It was discussed and determined that the ordinance would remain at three or more for private roads.
Supervisor Fountaine will check with MSU regarding the land division act and this question.

7. Solar power collectors, Special use permits required – Freestanding solar collectors require permit. Definition of “freestanding solar collectors.” OK (Free standing means having internal/integral supporting structure) Wall or roof mounted solar panels are a permitted use. Still unanswered, should house attached solar panels require a permit? Get new language and opinion from CUPPAD. **New Discussion** – This should apply to all buildings not just residences. Solar panels would be a permitted use if flush with the roof or wall. If there is a change to the roof or wall a permit is required. **Check with CUPPAD again on this issue**

New Business –

- Chairman Nelson advised the members that the laws regulating signs has changed and he felt the Zoning Ordinance was in compliance. He left the November 2016 “Township Focus” magazine with the members for their review and reporting back if there are any issues.

Communications – None

Public Comment –

Mrs. Shann suggested that the Township go back to having annual picnics.

Mr. Shann thanked the Planning Commission for listening to his concerns and suggestions.

Motion to adjourn by Mr. Lippens second by Mr. Fettig. Unanimous.

Adjourn 8:25.

Parking Lot items

Monitor / review the Master Plan. (Review in 2019)

Marihuana Ordinance - review as law is clarified.

Wind generators

Create a list of non-conforming private roads.

A handwritten signature in black ink, appearing to read "Ray Helth". The signature is written in a cursive, flowing style with a horizontal line across the middle.