

Ford River Township Planning Commission
Regular Meeting minutes
Meeting date April 7, 2016

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

Public Hearing – None

Public Comment on agenda items – Several citizen comments were made pertaining to the proposed private airstrip language. Additional wording was proposed. Comments both in favor and opposed to a proposed airstrip were made.

Minutes

Planning Commission meeting minutes of March 3, 2016 were approved on a motion by Mr. Ciminskie, seconded by Mr. Wellman. Unanimous.

Permits –

1. Ken & Kay Bloom R-1 E5131 Hwy M-35 009-064-045-0024'x14' addition, 1 story permit completed 3/31/16 Contractor is removing existing structure and replacing
2. Randel Vanportfliet R-1 Vacant parcel 009-530-082-00 40'x30' Garage (1 story
3. Randel Vanportfliet R-1 Vacant parcel 009-530-033-00 Garage 21,x25'
4. Kim Cossette R-2 4479 12th Rd. 009-059-002-40 28'x16' Storage Shed
5. John & Valerie Hickner R-1 5485 Portage Pt 009-530-026-00 2600sq ft home 28x32 garage

Unfinished Business –

The items being looked at that would require an ordinance change were discussed
A Public Hearing will be need to be scheduled to consider the following items:

1. Definition of a Private Landing strip and ordinance requirements – **Additional new language has been proposed to the language already evaluated.**
2. Move Group Day Care Homes from 604 to 4XX (new 421) to be in a section separate from the General Standards for Special Uses. OK
3. Change the language in 606 from “appeal to the Township Board” to “appeal to the Zoning Board of Appeals. OK
4. Re-word the Commercial definition and intent. 313 Add definition of “Commercial Activity.”
New Language provided by CUPPAD (providing goods or services for compensation)
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
*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 or houses that creates a Private Road as opposed to a shared driveway. Change private roads to 3 or more homes not 5.
6. Review definitions for any that should be added or changed. (Attached garage, base site area #58)
New language provided by CUPPAD (Base site area is the square foot of the lot minus road right-of-way and minus any other easements. What is left is base site area.). *Definition 58 talks about a*

Floor Area Ratio – there is no place in the ordinance that that ratio is used or any indication of what is an acceptable Floor Area Ratio. Remove 607A and renumber. Remove definition 82 Floor Area Ratio. Open Space Ratio (definition 97) will be left as is.

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**

8. Change 305 to remove Zoning Board of Appeals – change to Planning Commission OK

-Wayne Caron Permit violation is in the hands of the Township attorney. Judge Parks has determined that Mr. Caron should have until October to rectify this situation. If it is not taken care of he will be in contempt of court.

New Business –

-A question was raised about the possibility of having a parcel re-zoned. This is not likely to be done at this time. The owner of the property has a portable band saw that is being called a sawmill, which could be a zoning violation. Portable equipment is not prohibited from use in this zone. If the property is being used for a home occupation then a special use permit need to be requested. It was found that there is no definition of “Sawmill” in the ordinance.

-A question was brought to the Planning Commission about adding communication equipment to the water tower. Access to the water tower is over an easement. Permission would have to be gotten for anyone not part of the township water system to use the easement. The Planning Commission does not see that there is any zoning question related to the activity. This would be an issue for the Township Board.

Communications –

We have information about a Brownfield development seminar on April 12. Mr. Nelson will attend. There is no cost so anyone else interested can also attend.

Public Comment –

A question was asked about having a private road (L.25) taken over by the Township. This is a question for the Township Board. It will need to go to the County Road Commission to have the road evaluated.

Motion to adjourn by Mr. Ciminski second by Mr. Wellman. Unanimous.
Adjourn 8:15.

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.