

Ford River Township Planning Commission
Regular Meeting minutes
Meeting date September 1, 2016

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

Public Hearing – Nagy – oversize garage.

The Public Hearing was opened at 7:02. Comments were requested.

Mr. Nagy stated that the building would be used for storage only. He is planning on moving here when he retires.

-No other comments or concerns were received from neighbors or anyone else.

-Mr. Nagy was asked if he objected to a condition that the structure could not be used for commercial activity. He did not have an objection.

A motion was made by Mr. Lippens, Seconded by Mr. Fettig to approve the Special Use permit with the condition that it could not be used for commercial activity.

A motion was made by Mr. Lippens, seconded by Mr. Fettig to close the hearing. Unanimous. Hearing closed at 7:17

Public Comment on agenda items – None

Minutes

Planning Commission meeting minutes of August 4, 2016. Minutes were approved on a motion by Mr. Lippens, seconded by Mr. Fettig. Unanimous.

Permits –

1. John & Jane Klapko E5043 Hwy M-35 009-064-058-20 40' Fence, 8' High ,6" from side property line
2. Lisa & Randel Vanportfliet 5537 Portage Pt. 009-064-058-20 23'x31.5 garage w/ apartment - DENIED
3. Jay Fain 5042 12th Rd. 009-052-016-00 24'x24' Accessory Bldng, 14'x14' addition to trailer, 16'x16' deck, 14'x14' deck
4. Randy Scott 2408 14th Rd. 009-227-016-10 40'x48' Home, 22'x24' Garage, 32'x24' Garage
5. Bernard Vincent 3596 10th Rd. 009-068-017-10 24'x24' Garage

Unfinished Business –

Preparation for ordinance change – (other is sued 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 section406)

*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**

-Wayne Caron Permit violation. Township attorney sending letter to the Judge since the house has been torn down.

New Business –

- There is a need to re-look at the parking of RV's in the R-1 zone. We have no definition of an RV in the ordinance. Additionally, should people be allowed to stay/live in an RV parked in a yard?
- Daryk Shann closed his home business while running for election. He now plans on re-starting working. He knows he must get a permit for home occupation before resuming work. His property is on a private road so he will have to get approval from all property owners on the private road.
- Rachael passed out copies of the wording for the proposed ordinance changes. Everyone should review the language.

Communications – None

Public Comment – None

Motion to adjourn by Mr. Ciminskie second by Mr. Lippens. 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.

A handwritten signature in cursive script, appearing to read "J. Carbin".