

Approved Minutes
Grass Lake Charter Township Planning Commission Meeting
October 11, 2018 @ 7:00 PM

CALL TO ORDER: Chairperson, Hinkle, called the meeting to order at 7:02 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL: Members present: Jere Hinkle, Ken Elliott, Tom Brennan, Rob Doerr, Lacey O'Quinn and Roger Memmer. Members absent: Jim Warbritton (Jim Warbritton joined the meeting at 7:05 pm).

ALSO PRESENT: Doug Lammers, Township Zoning Administrator, Todd Fodor and approximately 15 citizens.

APPROVAL OF AGENDA:

Moved by Brennan and supported by Elliott to approve the agenda. All ayes. One absent. Motion carried.

APPROVAL OF MINUTES:

Moved by Elliott and supported by Brennan to approve the September 13, 2018 meeting minutes. All ayes. One absent. Motion carried.

PUBLIC HEARING, Case #18-09-0009 Special Use request by Todd Fodor, Open Air Business, Firewood/Timber Business

Chairperson, Hinkle, closed the meeting and opened the public hearing for Case #18-09-0009, Special Use request by Todd Fodor, Open Air Business, Firewood/Timber Business, at 7:05 pm.

The purpose of the public hearing is to receive comments on a Special Land Use application by Todd Fodor for processing firewood at parcel #000-15-22-100-001-07, 4105 Norvell Road. The parcel is located in an AG, Agricultural Zoned district. The firewood processing business is being considered as an "open air business" which is designated as a Special Use in Agricultural Zoned districts under Section 5.03 of the Zoning Ordinance. A Special Land Use for this business was approved, with conditions, by the Planning Commission at the August 17, 2017 Planning Commission meeting. However, since one year has passed since approved and the special conditions imposed by the August 17, 2017 approval were not implemented, a new application is required.

Todd Fodor indicated that the application is for processing firewood, as previously approved, however it is now his intent to process the stockpiled

timber that is on the site at this time, then to move the processing business to his farm on Burtch Road. The stockpiled timber is expected to take 60 working days to process over the next 6 to 8 months. Since it is the intent to cease operation at this site after the existing inventory is processed, Mr. Fodor questioned whether some of the previously approved conditions could be modified or eliminated.

Public comments included concern that the site would be cleaned up after processing has ceased, concern that the previous special use conditions were not implemented and questioning if the old application/approval could be extended. One person indicated that they have no problem with the proposal.

Moved by Elliott and supported by Brennan to close the public hearing at 7:34 pm. All ayes. Motion carried.

Chairperson Hinkle reopened the meeting at 7:34 pm.

NEW BUSINESS

- a. Case #18-09-0009 Special Use request by Todd Fodor, Open Air Business, Firewood/Timber Business

Regarding the applicant's question regarding whether some of the previously approved conditions could be modified or eliminated, concern was expressed that any approved Special Use Conditions will apply/remain with the property and not the owner or business.

Moved by Elliott and supported by Brennan to approve the application by Todd Fodor for a Special Use Permit on his property at 4105 Norvell Road with the following conditions:

1. Finish the construction of a six foot high earth berm, with evergreen trees along the top of the berm, along the west property line known as the Norvell Road berm. The south and north property line earth berms with trees extending 250 feet from westerly property line are to be completed by eight months from the date of approval. If not completed this Special Land Use permit will be null and void. Property owner is allowed to operate this business during this eight month period.
2. Business hours between 7:00am and 5:00pm Monday through Friday. No operation of the firewood processing machine on Saturday or Sunday.

3. * Moving the driveway north to provide a 30 foot setback from the south property line.
4. * Construction of a gate at the driveway entrance from Norvell Road.
5. * Construction of a sign must be in compliance with the Township Sign Ordinance.

* Conditions 3, 4, and 5 have eight months to complete. If not completed by the end of eight months, this Special Land Use Permit will become null and void.

All ayes. Motion carried.

CITIZENS WISHING TO ADDRESS THE COMMISSION:

Al Waters inquired about the questions raised at the September 13, 2018 Planning Commission meeting regarding regulations for an Airbnb. Zoning Administrator, Lammers, indicated that there are two State Legislature bills regarding Airbnbs being considered and it would be desirable to wait and see what happens at the State level regarding this issue.

TOWNSHIP BOARD REPORT:

Tom Brennan reported:

- a. The Township Board approved the rezoning request of Tony Spink (application #18-05-0006 for rezoning parcel 000-10-18-200-002-06 from AG-Agricultural to R-1).

OLD BUSINESS:

- a. Zoning Ordinance, LI/HC District.

As noted at previous Planning Commission meetings, the current Township Zoning Ordinance has established a Light Industrial/Highway Commercial (LI/HC) district however, there are no regulations governing the district in the ordinance. As a remedy for this situation, Carlisle/Wortman Associates, suggested establishing an overlay district along the I-94 corridor that would be a mapped zone that imposes a set of special requirements in addition to those of the underlying zoning districts. However, prior to establishing an LI/HC overlay district it would be necessary to rezone the currently zoned LI/HC parcels to either LI or HC.

Zoning Administrator, Lammers, indicated that a list of affected parcels, with indication of whether it is preferred to rezone to LI or HC, is being developed for Planning Commission consideration.

PROPOSED BUSINESS FOR NEXT MEETING:

The November meeting will be held on Thursday November 15, 2018. The owner of the Andover development has indicated that they may be presenting a preliminary site plan for an expansion. A public hearing will be held for the renewal of the Special Use Permit for the proposed L& L Development project on Norvell Road.

GENERAL DISCUSSION:

Zoning Administrator, Lammers, indicated that he is working with the Township Assessor to develop a list of larger parcels that are currently zoned residential but are in agricultural use. The list will be for use by the Planning Commission to consider rezoning these parcels to Agriculture.

ADJOURNMENT:

Moved by Brennan and supported by Warbritton to adjourn the meeting at 8:24 pm. All ayes. Motion carried.

Respectively submitted,

Roger Memmer, Secretary
Grass Lake Charter Township Planning Commission

