

Minutes
Grass Lake Charter Township Planning Commission Meeting
January 21, 2016 @ 7:00 PM

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

ROLL CALL: Members present: Jere Hinkle, John Lesinski, Ken Elliott, Sandra Wymer, Lacey O'Quinn, Todd Raehtz (joined meeting at 7:10) and Roger Memmer.

ALSO PRESENT: Doug Lammers, Township Zoning Administrator and Dave Garbo, representing American Tooling.

APPROVAL OF MINUTES:

Moved by Elliott and supported by O'Quinn to approve the November 19, 2015 meeting minutes with two spelling corrections. All ayes. One absent (Raehtz). Motion carried.

APPROVAL OF AGENDA:

Moved by Wymer and supported by Lesinski to approve the agenda. All ayes. One absent (Raehtz). Motion carried.

NEW BUSINESS:

American Tooling Revised Site Plan

Dave Garbo, representing American Tooling, presented a revised site plan for the American Tooling site. American Tooling is asking for consideration to leave the existing north parking lot with a gravel surface and to continue to utilize existing building mounted lighting fixtures to light the north parking lot. The original site plan was approved by the Planning Commission on February 27, 2014. The original site plan showed the north parking lot to have a paved surface with pole mounted light fixtures along the north side of the parking lot. Mr. Garbo indicated that it was the original intent to leave the north parking lot as a gravel surface since no changes were being made to this parking lot and the gravel surface and building mounted lighting fixtures are adequate for the existing use.

Moved by Lesinski and supported by O'Quinn to approve the revised American Tooling site plan as submitted based on the fact that this condition has existed since the beginning of existence of American Tooling at this site. All ayes. Motion carried.

Election of Officers

Lesinski nominated and Wymer supported nomination of Jere Hinkle for Chairperson. All ayes. Motion carried.

Lesinski nominated and Hinkle supported nomination of Ken Elliott for Vice Chairperson. All ayes. Motion carried.

Elliott nominated and Lesinski supported nomination of Sandra Wymer for Secretary. All ayes. Motion carried.

Establish Meeting Calendar

Zoning Administrator, Lammers presented a proposed schedule for monthly meetings. Moved by Elliot and supported by Lesinski to accept the proposed meeting schedule with four required regular 2016 meeting dates set for January 21, 2016, April 21, 2016, July 21, 2016 and October 20, 2016. All ayes. Motion carried. All meetings to begin at 7:00 pm.

Master Plan Update

Chairperson, Hinkle, reported that a few electronic copies and over 200 hard copies of the Master Plan Community Survey were received. The copies have been forwarded to Grant Bauman, Region 2 Planner, for processing. It is anticipated that Master Plan committee members, Hinkle and Memmer will meet with Grant Bauman prior to the February 18, 2016 Planning Commission meeting to discuss the Master Plan Update.

CITIZENS WISHING TO ADDRESS THE COMMISSION: None

TOWNSHIP BOARD REPORT: Lesinski reported:

1. The Township has entered an agreement with the County Sherriff Department for police protection In the Township.
2. The Township Board has taken possession of the former Cedar Knoll property from Jackson County. The Township is taking bids for the demolition of the buildings on the property.

OLD BUSINESS:

Zoning Ordinance text, R-1 and R-2 Districts, Farming as a permitted use:

Zoning Administrator, Doug Lammers, previously reported that, although there are not any current known issues within the Township, there may be

an issue regarding the right-to-farm law as it relates to the Township residential zoning districts. The current zoning ordinance identifies farming as a permitted use in R-1 and R-2 zoning districts but requires a minimum of five acres to maintain animals. The right-to-farm act may take precedence over the zoning ordinance allowing animals to be maintained on less than five acres in zoning districts where farming is a permitted use. This could potentially lead to complaints or problems if someone practiced urban farming and maintaining animals on smaller residential lots in R-1 or R-2 districts. The situation may be further complicated by the fact that currently there are large residential zoned areas in the Township that are currently in agricultural use. One suggestion to remedy the situation would be to remove farming as a permitted use in residential districts. However, if farming were removed as a permitted use in residentially zoned districts, any current agricultural use in these districts would become a non conforming use. It was decided that this issue should be discussed with Grant Bauman, Region 2 Planner, for his opinion.

Zoning Ordinance, Chapter for HC/LI District

It was previously noted that, although there is a Highway Commercial/Light Industrial (HC/LI) district on the current zoning map, there is no corresponding Chapter in the Zoning Ordinance. Lesiinski and Elliott will develop this chapter for consideration by the Planning Commission at the February meeting.

GENERAL DISCUSSION: Todd Raehtz was welcomed as a new Planning Commission member. Todd replaces John Boroughf.

PROPOSED BUSINESS FOR NEXT MEETING:

The next regular meeting was established for February 18, 2016. Business to include a request for approval of a home based business and continued work on zoning ordinance amendments and the Master Plan update.

ADJOURNMENT:

Moved by Lesinski, supported by Elliott to adjourn meeting at 9:12pm. All ayes.

Respectively submitted,

Roger Memmer, Secretary
Grass Lake Charter Township Planning Commission