

Ford River Township Planning Commission  
Regular Meeting Minutes  
April 5, 2023

Meeting was called to Order at 7:00 pm by K. Mineau and the Pledge of Allegiance was recited.

Present: J. Church, K. Jaeger, K. Mineau, R. Ness, S. Ribble

**Public Comment on Agenda Items** - None

**Conflict of Interest Declaration**

- J. Church has a conflict with the Berube hearing and will recuse herself.

**Public Hearing**

- Joseph Berube - Short Term Rental

K. Jaeger made a motion to open the public hearing, seconded by R. Ness. Unanimous Approval.

Zoning Administrator C. Detiege explained the permit.

Kevin Chown stated that he could see the existing structure being used as short term rental, but he is opposed to multiple units on this property. He is also concerned with customers trying to cross to the opposing side of the street to get to Sandy Shores.

The commission explained that it was not approved to make this property a part of Sandy Shores, and this permit is only for using the existing structure to be a short term rental.

Kelly Wilson asked if he wanted to develop the property he couldn't just do it, he would need additional permits?

The commission explained yes, he would need to apply for a different permit.

Dolores Shiner questioned which house we were talking about.

Motion was made by K. Jaeger to Close the public hearing, seconded by R. Ness. Unanimous Approval.

The commission discussed the permit as well as conditions.

The permit would need:

- Septic Approval
- Fire Extinguishers/Smoke Alarm/Carbon Monoxide Detectors
- Contact Info Provided to All neighbors
- No Structural Changes to the Property
- To be renewed yearly
- Limit 6 persons
- Can be inspected by Zoning Administrator at any time

Voting on Section 604 General Standards Commenced.

A. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Development Plan;

*Motion Made to accept by R. Ness, Seconded by K. Jaeger. Unanimous Approval.*

B. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;

*Motion Made to accept by R. Ness, Seconded by K. Jaeger. Unanimous Approval.*

C. Will not be hazardous or disturbing to existing or future neighboring uses;  
*Motion Made to accept by R. Ness, Seconded by K. Jaeger. Unanimous Approval.*

D. Will not diminish the value of land, buildings, or structures in the District and shall represent an improvement to the property under consideration and to the community as a whole;  
*Motion Made to accept by R. Ness, Seconded by K. Jaeger. Unanimous Approval.*

E. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools, and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service;  
*Motion Made to accept by R. Ness, Seconded by K. Jaeger. Unanimous Approval.*

F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;  
*Motion Made to accept by R. Ness, Seconded by K. Jaeger. Unanimous Approval.*

G. Will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of noise, traffic, smoke, fumes, glare, or odors:  
*Motion Made to accept by R. Ness, Seconded by K. Jaeger. Unanimous Approval.*

H. Will the location, nature and height of the proposed use be appropriate to the size, type and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people there from.  
*Motion Made to accept by R. Ness, Seconded by K. Jaeger. Unanimous Approval.*

I. Will be consistent with the intent and purpose of this Ordinance and shall be compatible with the natural environment, and shall protect the public health, safety and general welfare.  
*Motion Made to accept by R. Ness, Seconded by K. Jaeger. Unanimous Approval.*

Motion was made by K. Jaeger to approve the permit with conditions (Septic Approval, Fire Extinguishers/Smoke Alarm/Carbon Monoxide Detectors, Contact Info Provided to All neighbors, No Structural Changes to the Property, To be renewed yearly, Limit 6 persons, Can be inspected by Zoning Administrator at any time), seconded by R. Ness. Unanimous Approval.

### **Minutes**

- Planning Commission meeting minutes from March 2023 were approved with a motion by J. Church, seconded by R. Ness. Unanimous approval.

### **Reports**

- Zoning Administrator C. Detiege provided the commission with the March Zoning Administrators Report.

### **Permits**

- Ryan William, RR, 1411 H Rd, 3/26/23  
009-101-020-00, New Garage
- Jim Kirby, R2, 1760 M35, 3/26/23  
009-112-020-20, New Garage
- Mark Coyne, R1, E5089 M35, 3/31/23  
009-064-062-00, New Fence
- Scott Lutey, R2, 2734 M35, 3/31/23  
009-301-014-00, New Garage

### **Unfinished Business**

- Marijuana - Zoning Administrator Deteige has the questions the planning commission had, and

will bring them to the township board.

- CIP (Capital Improvement Plan) - No Update
- Master Plan - The survey only had 36 responses. Looking into a cost to send out postcards, as well as having information at the pancake breakfast.

#### **New Business**

- Commercial Outdoor Storage - The commission looked at the definition from the previous meetings/public hearings. K. Jaeger made a motion to send it back to the Township Board with commercial added, seconded by J. Church. Unanimous Approval.

#### **Short Term Rental Renewals**

- Zoning Administrator Detiege is working on this.

#### **Special Use Permit Applications / ZBA Applications**

- Sanford - Special Use Permit, set for May 3, at 7 pm.
- Benard - Special Use Permit, set for May 3, at 7 pm.

#### **Communications** - None

#### **Public Comment on Non-Agenda Items**

- Tim Wilson asked about making M35 a no passing zone in the residential area. He was instructed he would need to talk to the Township Supervisor and/or the road commission.

A motion to adjourn was made by K. Jaeger, seconded by R. Ness. Unanimous approval.  
Meeting was adjourned at 7:54 pm.



5-3-23