

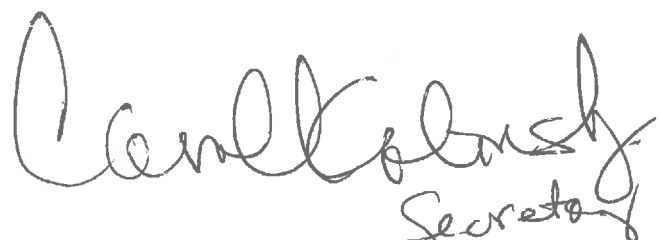
# Ford River Township Planning Commission Meeting

## Minutes from December 7, 2017

1. Meeting was called to order by Mr. Nelson at 7pm and the Pledge of Allegiance was recited.
2. Roll call was taken and Mr. Fettig, Mr. Lippens, Dr. Kolinsky, Mr. Nelson and Mr. Wellman were all present.
3. No Public Hearing.
4. No Public Comment on Agenda Items was given by those of the public present.
5. Meeting Minutes from November 2, 2017 were approved without changes with motion by Mr. Lippens with a second by Mr. Fettig.
6. No Permits were presented.
7. Unfinished Business:
  - a. Conditional use for Cell Tower on K Road. Supervisor Fontaine contacted the Township attorney who stated it's a gray area for any legal grounds to insist the tower be taken down. Mr. Houle (landowner of the cell tower) who was present, stated that he had problems with Verizon; he has had difficulty with reaching them and the company who put the tower up for Verizon. He suggested that the Township and its citizens complain to Verizon about lack of service in the area and the Fire Dept. could also complain about lack of cell service that they need to provide emergency service to. Mr. Nelson stated that we might have grounds if it can be proved they legally abandoned it. Mr. Houle stated he has a 15-20 year contract with the company that erected the tower and it might be considered as active as long as they continue to pay him. Supervisor Fontaine will continue contacting Verizon, 3<sup>rd</sup> party company which applied for the special use permit for the tower and continue talks with the attorney.
  - b. PONDS. There is still no action.
8. New Business
  - a. Supervisor Fontaine brought a burn complaint of Renee and Gary Sovey against Jesse Menard of 4195 K Rd. Bark River. The complaint was referencing Zoning ordinance Article 1 A, which states that zoning shall promote and protect the public health, safety and general welfare. Supervisor Fontaine replied back to them that the Township does not have a burning ordinance and Article 1 A does not disallow burn pits. She watched the house in question for about 1 month and witnessed no excessive burning occurring. She did provide the board with a picture from her visit investigating the complaint. The picture showed a small burn from wood in a burn pit and it did not appear to be significant. Supervisor Fontaine wanted us to be aware of the complaint. Mr. Nelson agreed that a burn ordinance would be hard to write up as people could be upset with a barbeque. Supervisor Fontaine did also contact the Conservation District about the burning and if it was excessive especially if they were burning plastics then the DEQ should be notified.
  - b. PC 2018 Board. Lionel Herioux (ZBA) and Ray Fettig (PC) have terms expiring at the end of 2017. The positions were posted in November and the Township Board will decide in December who to appoint. The Planning Commission will vote in January for who will be Chair and who will be Secretary Etc. of the Planning Commission.
  - c. Annual Report. Supervisor Fontaine provided an article for discussion from MSUE that stated that the PC should provide an annual report to the Township Board. The PC has never done an Annual Report. The report would include: a summary of key actions, decisions and recommendations, an outline of future work for the upcoming year and a budget summary.

As the Zoning commission does not do a budget per se that would probably not be included. Mr. Fettig asked if we have until the first of April for that report as that has to be given prior to the end of the fiscal year which ends in April. Mr. Nelson state we needed to put that on the agenda so that we can work on the Planning Commissions report. As a board member we should bring things that we think we have accomplished during the year so we can include that in the annual report. This would have to be passed at the March meeting. Mr. Fettig pointed out that this should be done monthly to discuss items that could be summarized and that summary given to the Board along with the meeting minutes.

- d. Mr. Shann-Ten Acre Wood LLC. Mr. Shann was present at the meeting and will complete the needed requirements for the special use application. Supervisor Fontaine wants this completed no later than the February meeting so a public hearing can be held.
  - e. Supervisor Fontaine gave an FYI to the board about an upcoming land division for Mr. Houle to separate the land with the tower from the storage units. Mr. Houle is working on a drawing of the 2 pieces and there will not be access from the road but there would be an easement. Supervisor Fontaine discussed the requirements with Mr. Houle
  - f. Mr. Wellman brought several pictures and presentation of the land Wayne Caron owns and the pieces he has sold and is selling. The land he originally purchased was commercial property. He originally wanted to build the house first and was denied by the Planning Commission in 1996. Mr. Caron then asked to build the house along with the shed in which he wanted to run a business and was given approval. Mr. Wellman is now concerned about the new home he is renovating/building on residential property and he now has a truck for sale sitting on that property. Mr. Wellman is concerned that he will try to use his used car dealer license and operate his business on residential land. Mr. Wellman discussed zoning violations and the pointed out that if you don't act on violations then zoning regulations are useless. He added that board members need to be more proactive. That the Board needs to be active in enforcing the rules and not look the other way. Mr. Wellman pointed out that we don't have an eyesore regulation as one persons decoration is another persons eyesore. We do have a junk ordinance but we don't have an eyesore ordinance. Supervisor Fontaine stated that if something is brought to her attention she will investigate. Mr. Wellman pointed to page 80,Section 907 Enforcement and violation. Supervisor Fontaine will ask the Township attorney about selling vehicles from one's property and report back to the PC.
9. Communications:
- a. Mr. Fettig asked about setting meeting times at this meeting and Supervisor Fontaine thought they were done in March when the Township Board did theirs but would have to check as she doesn't set the PC meeting dates.
  - b. Supervisor Fontaine addressed the comments that were stated by Mr. Wayne Caron at the November 2017 meeting that she was absent at. Comments about her and in particular about a case in court that he brought against the Township and as he stated he "won". Supervisor clarified that it wasn't a win/lose situation but that he had a violation that he then fixed.
10. Public Comments on non-agenda items: there were none
11. Adjournment motion by Mr. Lippens with a second by Mr. Fettig. Meeting was adjourned at 8:05pm.

  
Secretary