

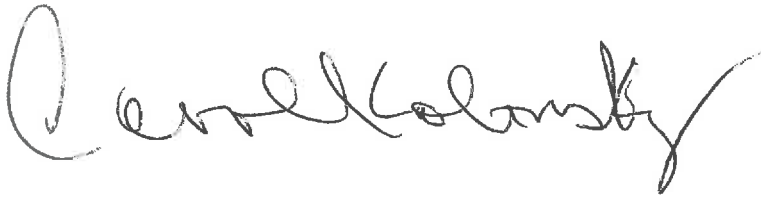
Ford River Township Planning Commission Minutes

Regular Meeting October 5th, 2017

1. Meeting called to order at 7:01p.m. by Mr. Nelson and Pledge of allegiance was done.
2. Roll call was taken and Mr. Nelson, Mr. Fettig, Mr. Wellman and Dr. Kolinsky were present. Mr. Lippens was absent
3. No Public hearing was scheduled and none of the public present had comments on the agenda.
4. Minutes from September 7th, 2017 were approved with correction that Mr. Lippens was also present. Mr. Fettig moved with Dr. Kolinsky second.
5. Permits were reviewed and approved with correction on Mr. John Fain size of his garage from 24' x 28'. Motion to approve by Mr. Fettig with second by Dr. Kolinsky.
6. Unfinished business:
 - a. Review of Norman Twp. Land Division Ordinance looking at rules for easement on private roads. Specifically making easements at 66'. Road discussion ensued about county standards versus township. Citizen Don Jaeger and his wife commented on the specific road affecting their land and several other citizens along that road in question. Mr. Nelson reiterated that having the standard set on easements for future developments as future homeowners wanting better roads and the township may be "on the hook" for the expense of improving roads. Mr. Wellman gave a guide to how the flow of money from taxes goes from our tax dollars back to the county and not the townships for roads. Supervisor Fountaine asked the question of why our land division act states 3' shoulders when the Norman County Division doesn't have a 3' shoulders especially since Michigan State sees the Norman Land Division Ordinance as being a good guideline. Reviewing Land Division Act that presently exists in Ford River Township has a contradiction in the wording of the Zoning Ordinance. There was further discussion that issue will need to be worked on in the future. Mr. Fettig felt we should/could have a maintenance agreement for people who buy on private road while others felt that would not be enforceable. Mr. Nelson did like the Norman Township Ordinance as it was easy to read and understand.
 - b. Cell Tower on K Rd. The attorney felt that since we have allowed him to build and have given him extensions he may have a case against us for not giving him time. Supervisor Fountaine disagreed with the attorney's reading of the time table for the extensions but we will keep it on the agenda for now to see if Verizon will pick it up or until any reasonable timetable is over run with too many extensions. Question was made if we could sent them a bill for the special use permit and have him sign the permit and return it.
 - c. Ponds are tabled
7. Mr. Wellman went to a special meeting on erosion. He presented pictures produced by CUPPAD that show the high erosion areas and the history of previous high water levels times. He had numerous photos and diagrams of water movement and water levels. Over 60% of Ford River is wetland. In our general regulation Ford River has put in our Bluff line (normal high water level) at 50' back to protect homeowners now and potential homeowners from water damage. People

building in the area need to be aware of water table levels not just for erosion but also for septic issues.

8. Supervisor has provided us with new notebooks with all the new regulations.
9. Communications: Supervisor Foutaine states that there will be a workshop in November 13, 2017 for Planning and Zoning for Solar in Escanaba at CUPPAD from 6-9 pm. She wanted a head count as to who would be able to go. We are to get back to her if we are able to go ideally before the next board meeting. Mr. Wellman, Mr. Nelson and Dr. Kolinsky are interested.
10. Public comments on non-agenda items. There was none.
11. Moved to adjourn by Dr. Kolinsky and seconded by Mr. Nelson at 8:10 p.m.

A handwritten signature in black ink, appearing to read "Carol Kolinsky". The signature is written in a cursive style with a large initial "C" and a long, sweeping tail.