

Ford River Township Planning Commission
Regular Meeting minutes
Meeting date August 6, 2015

The meeting was called to order at 7:00 p.m. by Chairman Nelson.

Present were: Mr. Ciminskie, Mr. Wellman, Mr. Tryan. Absent: Mr. Lippens

Also in attendance: Ten citizens, Supervisor Fountaine and Mr. Smith from CUPPAD

Public Hearing – Pauline Brown – special use permit – Lifestyle counseling and smoothies.

Public Hearing opened at 7:02. Supervisor Fountaine did a site visit and saw no problems. There were no comments submitted. The property is zoned RR.

Question – why locate this business out in the country? The neighbors located there for the quiet environment.

A lifestyle counselor is a very quiet activity. More quiet than if the property was rented. She practices natural medicine, which is helped by the natural setting. There will be no unsupervised patients. No one will be living on the property because of the food products being sold.

Question – will there be a regulation of the times of operation? This can be included as conditions of the permit.

Lifestyle counselors work with life changes (type 2 diabetes, Heart attack) to alter lifestyles and behaviors. The needed hours of operation are normal business hours. There may be occasional product deliveries.

It was noted that this is a seasonal road so there could be access problems at some times of the year.

Ms. Brown also has another location in Rapid River.

Question – what if conditions are not adhered to? – The permit can be revoked.

A motion to grant the permit with conditions by Mr. Ciminskie, Second by Mr. Tryan. Unanimous .

Conditions – Hours of operation Monday through Friday 8:00 am to 5:00 pm. No parking on the road. One exception to the hours of operation is that one-on-one counseling can take place after 5:00 pm if there are no complaints from the neighbors.

Public Hearing closed at 7:40

Public Comment on agenda items - none

Minutes

Planning Commission meeting minutes of June 4, 2015 and July 2, 2015 were approved on a motion by Mr. Ciminskie, seconded by Mr. Tryan. Unanimous.

Permits

1. Richard Kobasic 2631 15.5 Lane 009-223-012-30 16x80 mobile home and 26 x 36 garage w/15x36 lean to

Unfinished Business –

Richard Smith from CUPPAD discussed zoning map questions. Questions were raised about having a 330 foot RR zone along roadways in Agricultural zones. The current 660 does not cut parcels where many homes are located. It is also advised to make the Commercial zone distance equal along M-35. He also discussed Private Landing strips.

There are several items that need to be added or modified in the Ordinance. A Public Hearing should be scheduled to consider the following items:

- Definition of a Private Landing strip and ordinance requirements (similar to Humbolt Twp.)
- Move Group Day Care Homes from 604 to 4XX to be in a section separate from the General Standards for Special Uses.
- Change the language in 606 from “appeal to the Township Board” to “appeal to the Zoning Board of Appeals.
- Re-word the Commercial definition and intent. 313
- New wording for Permitted Commercial uses.

- Determine acceptability of Condominiums in some districts.
- Changes to 412
- Language on keeping of Bees.
- Review definitions for any that should be added or changed. (Attached garage, base site area #58 & #97)
- Wind turbine/wind generator, Solar power collectors, (nuisance items-light flicker, Open Space Ratio)
- Change 305 to remove Zoning Board of Appeals
- Move Gas Stations to conditional use (313)
- How to handle a proposed use that is similar to a permitted use.
- Other parking lot items

New Business –

Mark and Bonnie Piron want to add to their existing garage that is currently located 8 feet from the property line. This addition would not be closer to the property line than the existing garage. Motion to grant the permit by Mr. Tryan, second Mr. Ciminskie, Unanimous.

Communications – None

Public Comment –

There is work ongoing on K road that looks like quarrying. Owner says he is digging a pond and disposing of removed material. Is this a quarry? Our understanding of the rules on Quarrying is the use of blasting as opposed to digging. Supervisor Fountaine will check on this.

The Planning Commission is doing a good job.

Motion to adjourn by Mr. Tryan, second by Mr. Cimiskie Unanimous.
Adjourn 8:50.

Parking Lot items

- Monitor / review the Master Plan. (Review in 2019)
- Consider the possible re-zoning of Jaeger road to RR from the R-2 due to typical use in the area
- Re-word Commercial definitions.
- Marihuana Ordinance - review as law is clarified.
- Consider adding condominiums as allowable use.
- Wind generators
- Review private airstrip regulation
- Create a list of non-conforming private roads.