

Ford River Township Planning Commission
Regular Meeting minutes
Meeting date July 10, 2014

The meeting was called to order at 7:00 p.m. by Chairman Nelson
Present were: Mr. Ciminskie, Mr. Wellman, Mr. Lippens, Mr. Tryan.
Also in attendance: Six citizens and Supervisor Fontaine

Public Hearing – Tom Buchholtz – Special Use Permit for an accessory building 60” x 100’
Hearing opened at 7:03.

A question was asked if all neighbors were notified – Yes. Comment was made that property owners across the river may be in the notification zone but were not notified.

Were there any responses? Yes 2. One in favor of the permit, and a second with concerns about the private road. The private road has existed since at least the 1960’s. This road would be grandfathered since it existed before the ordinance. There is no change of property ownership in this case so the new private road language in the ordinance would not apply.

One of the neighbors commented that they were strongly in favor of the permit since it would benefit everyone on the road because the equipment used to maintain the road would be stored in the new building. Maintaining the road is beneficial for emergency services as well as access by the residents.

The Planning Commission suggested that the best action is for the users of the private road to form a Homeowners Association to deal with road issues.

Section 604 General Standards were reviewed and all were approved.

A motion was made by Mr. Tryan, seconded by Mr. Lippens to Grant the Special Use Permit with the condition that the building was to be used for storage only and no commercial activity. Unanimous approval.

Public Hearing closed at 7:30

Public Comment on agenda items – None

Minutes

Planning Commission meeting minutes for June 5, 2014 were approved on a motion by Mr. Tryan seconded by Mr. Ciminskie. Unanimous approval.

Permits – None

Unfinished Business –

-Airstrips – Information from Humboldt Twp. Was distributed

New Business .

-Master Plan review – Everyone needs to review the Master Plan and make any recommendations they feel apply.

- The meeting regarding wind generators stressed the need to make set-backs from the property line and neighboring homes greater. It was stressed that it is important to act before situations happen.

Communication –

-A letter was received from the Township attorney concerning the case of Whitman v Galien Twp. He felt the case was not applicable to recent Ford River Twp. Actions.

-Information on beekeeping as it relates to agriculture was distributed

Public Comment – A comment was made that the Public Hearing indicated that the Private Road language needed to be changed again. The Planning Commission felt it only needed to be reviewed.

A motion to adjourn was made by Mr. Lippens, Second by Mr. Tryan. Unanimous approval.
Meeting adjourned at 8:12 pm.

Parking Lot items

Monitor / review the Master Plan.

Review section 604 regarding the conditional use wording regarding group day care homes.

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.

Minimum fence height

Consider adding condominiums as allowable use.

A handwritten signature in black ink, appearing to read "R. Curtis". The signature is written in a cursive style with a large initial "R" and a long, sweeping underline.