

Ford River Township Planning Commission  
Regular Meeting minutes  
Meeting date May 5, 2016

The meeting was called to order at 7:00 p.m. by Chairman Nelson.  
Present were: Mr. Wellman, Mr. Fettig. Absent Mr. Ciminskie, Mr. Lippens  
Also in attendance: Seven citizens, Supervisor Fountaine,

**Public Hearing** – None

**Public Comment on agenda items** – None

**Minutes**

Planning Commission meeting minutes of April 7, 2016 were approved on a motion by Mr. Fettig, seconded by Mr. Nelson. Unanimous.

**Permits** –

1. Mark Elder 3755 J.5 Road. Accessory building.

**Unfinished Business** –

The items being looked at that would require an ordinance change were discussed  
A Public Hearing will be need to be scheduled to consider the following items:

1. Definition of a Private Landing strip and ordinance requirements – **Additional new language has been proposed to the language already evaluated.**
2. Move Group Day Care Homes from 604 to 4XX (new 421) to be in a section separate from the General Standards for Special Uses. **OK**
3. Change the language in 606 from “appeal to the Township Board” to “appeal to the Zoning Board of Appeals. **OK**
4. Re-word the Commercial definition and intent. 313 Add definition of “Commercial Activity.”  
New Language provided by CUPPAD (providing goods or services for compensation)
5. Changes to 412 “lot of record.” Change to “any new lot.” **OK.** Change 20’ easement to 66’  
\*Remove all of 607-A and renumber all of the remainder of 607  
\*Remove definition #82  
\*Change current 607-C to add the word “new” 607-C becomes “All new private roads...” Ordinance needs to agree with the Land Division Act as to number of houses that creates a Private Road as opposed to a shared driveway. Change private roads to 3 or more homes not 5.  
**\*\*leave definition #82 as “Lot of Record” is still referred to in section 406.**
6. Review definitions for any that should be added or changed. (Attached garage, base site area #58 )  
New language provided by CUPPAD (Base site area is the square foot of the lot minus road right-of-way and minus any other easements. What is left is base site area.). *Definition 58 talks about a Floor Area Ratio – there is no place in the ordinance that that ratio is used or any indication of what is an acceptable Floor Area Ratio.* Remove 607A and renumber. Remove definition 82 Floor Area Ratio. Open Space Ratio (definition 97) will be left as is.
7. Solar power collectors, Special use permits required – Freestanding solar collectors require permit.  
Definition of “freestanding solar collectors.” **OK** (Free standing means having internal/integral supporting structure) Wall or roof mounted solar panels are a permitted use. Still unanswered, should house attached solar

panels require a permit? Get new language and opinion from CUPPAD

8. Change 305 to remove Zoning Board of Appeals – change to Planning Commission OK  
**\*\* remove this change as it is in conflict with section 1004 B3 which is required by PA 110.**

Mr. Rick Ness provided some technical information on the type of airplane he owns.

-Wayne Caron Permit violation. Judge Parks has determined that Mr. Caron should have until October 24, 2016 with a court date in November 2016 to rectify the violation.

**New Business –**

A question was asked about how the proposed amendments affect an application for permits. Chairman Nelson explained that applying for a special use permit prior to an ordinance amendment, requires that the process and requirements of the ordinance follow the procedures that were in place at the time of the application, and not the requirements of the proposed changes.

Chairman Nelson also explained that all special use permits requested on private roads require approval of all residents that use the private road per section 605 (I) of the zoning ordinance.

**Communications –**

Supervisor Fountaine advised the members of a training session that will be held on June 9, 2016, and asked the members present if anyone would like to attend. She will contact the members absent, then seek approval of the Township Board to pay for those attending, and make reservations..

**Public Comment – None**

Motion to adjourn by Mr. Nelson second by Mr. Fettig. Unanimous.  
Adjourn 8:15.

**Parking Lot items**

Monitor / review the Master Plan. (Review in 2019)  
Marihuana Ordinance - review as law is clarified.  
Wind generators  
Create a list of non-conforming private roads.