

## **PLANNING COMMISSION MINUTES**

DATE: July 1, 2013

CALL TO ORDER: Chairman Jim Hawkins called the meeting to order 7:30 PM.

ROLL CALL: Members present – Steve Ryder, Tom Towne, Jim Hawkins, Mark Felton, Marie Kelenske

Also Present: Township Supervisor Sue Hobbs

### APPROVAL OF MINUTES:

Motion by Towne Seconded by Ryder, to approve the minutes of June 3, 2013. All Ayes, Motion Carried.

### CITIZEN COMMENTS OF NON AGENDA ITEMS

There were none

### NEW BUSINESS:

Resignation of Zoning Administrator. A copy of the letter received from Leonard Zakrewski was reviewed by all. It was received with great sorrow. Leonard has been a great Zoning Administrator for a number of years. He will be greatly missed and hard to replace.

An ad was placed in the Petoskey News Review for a new zoning administrator. We have had a number of inquiries. A decision will be made at the July 8<sup>th</sup> Board Meeting on who will be offered the job.

Yard Sales:

It was recommended that we adopted an ordinance for a permit on a yard/garage sale to be held only 2-3 times per year. This would eliminate the every weekend sale. The permit would be at no cost to the tax payer and would be available only at the township hall.

A yard sale in the industrial zoning district (Junior Hunt) Section 8.6B of the zoning ordinance specifies the uses allowed by right in the industrial district. Subsection 18 provides that “sales, service and repair of farm machinery, trailers and heavy equipment” is a permitted use in the industrial district. Subsection 22 then provides: Other uses (can be established) provided that such uses shall be found to be compatible by the Township Planning Commission after a public hearing has been held with notice of said hearing published in a newspaper of general circulation at least fifteen days prior to the date of the hearing.

Subsection 18 contemplates at least some form of sales use. The type of sale described in the advertisement, however, is not specifically listed as a permitted use under Section 8.6B. The planning commission has not held a public hearing to determine whether these type of sales are compatible in the industrial district. Therefore, until a public hearing is held by the planning commission to determine whether the type of sales described in the advertisement are compatible, those sales are not authorized.

### **Recreation:**

Motion by Hawkins second by Felton to see about acquiring the site owned by the DNR north of the boat launch area on Deer Lake for recreation purposes. Also, the property on Dam Road is there a possible grant for improvements to the park and land owned by the township.

### **OLD BUSINESS:**

Scott Morin Lot Split: A Memo received from Bryan Graham was reviewed and both lots now meet the 2 acre minimum in the C-1 district. The property transfer is taking land from the triangular parcel to include with the parcel immediately to the east. After the transfer, the triangular parcel (parcel number 002-009-017-00) will be 2 acres in area and the property immediately to the east (parcel number 002-009-022-30) will be 2.6 acres. But, because of no actual parcel division ordinance enacted by the township there is no need for the parcel division committee to meet. State law does not regulate property transfers. This particular property line adjustment is governed by Section 4.23 of the zoning ordinance. Since the property transfer results in both lots complying with zoning ordinance requirements, the zoning administrator should approve the lot line adjustment pursuant to Section 4.23.

Bryan Graham also recommends that the township enact a parcel division ordinance. Marie will review the minutes received from Lenore and see if an ordinance was ever adopted or written.

### **Master Plan:**

Will review what Lenore Senter has written for the Master Plan. If we need help with completing one Boyne City is developing one and maybe we can get on board with them.

### **Don Wright easement:**

Trails committee waiting for paperwork on easement to be signed over to the township. Don Wright does not want anyone parking on M75 to access the trail. Hopefully, Bryan Graham will have the paper work complete by July 8<sup>th</sup> for the Township Board to approve.

ADJOURNMENT: Motion by Towne, seconded by Ryder to adjourn meeting at 8:50 PM. Next Regular meeting scheduled for Monday, August 5, 2013 at 7:30PM.

Submitted by Marie Kelenske, Planning Secretary