Planning Commission
Pleasanton Township
Manistee County, Michigan

WORKSHOP 5/19/11

Present: Bob Stafford, Chairperson; Marv Peska; Bob Peterson; Bob Babcock, Township Board Representative; Rochelle Rollenhagen, Zoning Administrator; Amy Cross, Recording Secretary

Others present: Chris Meyer, Attorney for Duke Energy
Warner, Norcross & Judd

Meeting called to order at 6:00 pm.

Rollenhagen stated that the bylaws have been adopted. Babcock mentioned that the Motion he made at the last Township Board meeting regarding increasing Planning Commission to seven (7) members did not carry.

Add to agenda for 6/6/11: Motion for Public hearing

Stafford reported the reading of the Zoning Enabling Act has been read through pg. 26.

Rollenhagen handed out Zoning Ordinance Amendment No. 2011-01 to all members (see attached). Rollenhagen read through every section explaining the changes and what will remain unchanged. Input and discussion took place in regards to these amendments.

Amendment highlights below:

Public notice requirements - to comply with Michigan Zoning Enabling Act, PA 110 of 2006

Personal and Mailed Notices

Timing of Notice – not less than 15 days before public hearing/application to be considered for approval regarding rezoning, text amendment, special land use, planning unit development, variance, appeal, or ordinance interpretation

Article 96 Z.B.A. - to replace language, similar to what is what, noting some differences.

9606.1 B - parcels aren't on zoning map; ZBA has authority to define these lines

9606.2 C - Site plan review in ordinance

9606.3 A - all findings are recorded (a case can be elevated to Circuit Court as an appeal)

9607.1 B – propose increase in copies for all appeals to seven (7)

9607.1 C – Rollenhagen inquires about changing this to comply with Article 94 site plan

9607.2 A – appeal hearing timeline to be researched further

Handout #2, Zoning Ordinance Amendment No. 2011-01 (see attached): read and reviewed by the Planning Commission. Input and discussion took place in regards to these amendments.

Amendment highlights below:

References in Zoning Ordinance will be changed to reflect "Michigan Zoning Enabling Act of 2006"

Master Plan relationship, year adopted

Section 3 – to be filled in

Further amendments to the zoning ordinance: residential wind, accessory buildings.

Oil wells – we do not have control of, the State does, and the ordinance needs to reflect such.

Commercial wind continues to be worked on.

Compliance with the Enabling Act complete after township board adopts

Meeting adjourned 7:55 pm.

Respectfully submitted,

Amy Cross
Recording Secretary