PLANNING COMMISSION
PLEASANTON TOWNSHIP
MANISTEE COUNTY, MICHIGAN

December 5, 2011

APPROVED MINUTES

Vice Chairman Kranz called the meeting to order at 7:00 pm.

Present: Kris Kranz - Vice Chair; Bob Peterson – Secretary; Bob Babcock – Township Board Representative; Marv Peska. Absent: Bob Stafford – Chairperson.

Others present: Rochelle Rollenhagen – Zoning Administrator.; Amy Cross – Recording Secretary

Many guests present.

Motion by Babcock, supported by Peterson, to approve tonight's agenda; AIF; Motion carried.

Motion by Peterson, supported by Peska, to approve the November 10, 2011 minutes; AIF; Motion carried.

The Zoning Administrator's Report was given.

New Business:

Rollenhagen said she's had an ongoing discussion with a local builder regarding an accessory building issue. A resident wants to put up a pole barn on property across the road from their existing home, but the property is in two separate subdivisions with separate tax identification numbers, and the accessory building amendment now prohibits accessory buildings on lots without a residence. Mentioned was the zoning ordinance cannot be amended for one person. It was pointed out that this scenario is common for other residents living around the lake, i.e. Three Pines Rd., Bair Ave., Hopkins Forest, Lakeside Ave . Babcock suggested discussing this issue further in January. Rollenhagen stated that she could prepare language to remedy this problem, adding she would look at Onekama Township's ordinance and report back next month.

The Planning Commission discussed updating the zoning ordinance with the current amendments and once updated, copying for PC members, Township Board members, library and a couple extra copies. The budget needs reviewed to see if the funds are there for this task. In question is whether the current amendments (the three passed this year, #2011-1, #2011-2, #2011-3 and the residential wind ordinance of 2010) can be incorporated into the zoning ordinance without an updated Master Plan. Also discussed was the need to update the Master Plan. The board “tabled” updating Zoning Ordinance and Master Plan until legal questions can be answered regarding the concerns above. Motion by Peterson, supported by Peska, to send to the Township Board “request for approval of an attorney review regarding the zoning ordinance and Master Plan update”; AIF; Motion carried.

In January the Planning Commission will prioritize a list of tasks to be completed: bylaws, 2012 meeting dates, budget for the next fiscal year, Master Plan workshop, agenda format, accessory building language.

Unfinished Business:

There is no 'noise ordinance' on file with the township. Rollenhagen believes the county leaves it up to the township. Once drafted, a noise ordinance goes through the township board for review/approval, and it is a stand alone ordinance, not part of the zoning ordinance.

A letter was received from Dave and Deb Jackson; read aloud by Kranz. Also read by Kranz was a letter from Warner, Norcross & Judd regarding a FOIA request.

Public comment opened; closed.

Meeting adjourned at 8:10 pm.

Respectfully submitted,

Amy Cross
Recording Secretary