

Pleasanton Township Planning Committee Meeting Minutes

DATE: 04/07/2014 7:00 p.m.

LOCATION: Pleasanton Township Hall

Next Meeting May 5, 2014 @ 7:00 p.m.

Representatives:

X	Bob Peterson	X	Kris Kranz - Chair
X	Marv Peska	X	Tony Merrill – Vice Chair
		X	Brenda Monk – Township Board Rep / Secretary
A	Carol Merrill – Township Supervisor	X	Rochelle Rollenhagen – Zoning Administrator

X = Present A = Absent

Additional Guests Present: Susan & Craig Zenker, Mike Evans

Topics Discussed	Discussion/Decision	Action/Responsible Party
<i>Meeting called to order Pledge of Allegiance</i>		
<i>Roll call</i>	Kranz, Peska, Peterson, Merrill, Monk - Present	
<i>Agenda Approval</i>	Kranz presented agenda for approval/changes	<i>Motion by Peterson, second by Peska to approve agenda as presented. All in favor, motion carried</i>
<i>Public Comment</i>	<p>Susan Zenker, Farmer in Joyfield and Pleasanton, comments regarding the Joyfield and Pleasanton Master Plan.</p> <ul style="list-style-type: none"> • Liked the Pleasanton plan and felt it was a good plan. Notes the conflict with Rural Residential vs Rural Agricultural. • Noted that Agricultural should be given serious consideration when mix uses is addressed. This conflict is on the rise. Careful planning and consideration with agricultural given top priority when meeting should have special consideration. • When people buy ten (10) acres then they are not happy with the farmer doing what they need to do becomes an issue. • Developing rights and transferring those rights while cutting up land for future monetary value. <p>Mike Evans – Farmer in Pleasanton</p> <ul style="list-style-type: none"> • Commented on the Cornerstone page of the plan reference the “Scenic rural character is 	

	<p>the quiet that comes.” noting that Frost Fans and Irrigation do have a need in the farming process. Noted that farmers want to be good neighbors, however there is noise associated with farming that has to occur.</p> <ul style="list-style-type: none"> • Mr. Evans noted that in Blair Township the farmers are being planned out of existence, and he hopes that we will be able to keep a balance in our township. 	
<i>Prior meeting minutes</i>	March 3 rd , 2014 meeting minutes presented for approval	<i>Motion by Peska, second by Peterson to approve minutes as presented. All in favor, motion carried</i>
Zoning Administrator Report – Rochelle Rollenhagen	<p>Rollenhagen discussed the three areas that were felt to be a priority with the Zoning Ordinance:</p> <ul style="list-style-type: none"> • <u>Sign Ordinance</u> – Article 10 General Provisions. 10.60 A vs B are in conflict with each other. Commercial vs Non-Commercial. Rollenhagen will bring sign ordinance examples to the special meeting scheduled for April 21st so the board can review what other townships have for sign ordinances. The board discussed possible notification of public within 300 feet of new signs. • <u>Mobile Homes</u>: Question regarding whether we want to allow or not allow mobile homes within the township. Currently ordinance lists structure only needs to be a 10 foot wide living situation dwelling; HUD Approved, and a minimum of 840 square feet. We currently allow mobile homes in the community at this time. It was noted they the owner needs to provide well and septic documentation. • <u>Accessory Buildings</u> – cannot have unless you have a residential structure. However if you have an agricultural use on the property you can put up an accessory building. Minimum Acreage – we do not have in our ordinance currently only two acres is needed. We need to define what we want for the township. Discussed 50% tillable, possible change in acreage. 	<p><i>Merrill suggested a special meeting to disuse these three issues in detail. This Zoning Workshop to discuss these specific three issues was scheduled for April 1st at 7:00 p.m.</i></p> <p>Rollenhagen to bring sign ordinances from other townships to special workshop meeting.</p>
• Areas from prior meeting	<p>Areas that Rollenhagen would like discussed in the future meetings:</p> <ul style="list-style-type: none"> • Workshop when weather breaks to have all 	<i>Tabled this discussion until the May meeting.</i>

	<p>members go down to Lakeside and see the issues. This would be a number one priority as a variance is needed for just about any addition or new building. Would like this at the May meeting as it is hoped the snow would be gone by then.</p> <ul style="list-style-type: none"> • Working on Ordinance – small changes. As soon as her computer is working again it will be ready for placement on the township web site. • Land Use Application change to be discussed at future meeting 	
<ul style="list-style-type: none"> • New Business 		
<ul style="list-style-type: none"> • <i>Unfinished Business</i> 	<p>Master Plan Document – Kranz noted from the workshop he has contacted Leah @ Lakes to Land for changes. This was discussed and Kranz will try to obtain a digital copy of the Pleasanton Master Plan for the May meeting so that changes can be made by this committee.</p>	
<i>Correspondence</i>	None	
<i>Public Comment</i>	<p>Susan Zenker, noted other townships have the same issue with the Lakes to Land document regarding changes.</p> <p>She also noted that not all acreage is tillable to keep in mind when discussing agricultural use.</p> <p>Additionally noted regarding a farming comment during the meeting that there should screening of the people buying the land more than changing the farming business.</p>	
	<p>Mike Evans – noted that one of the areas he appreciates about Manistee County is the ordinance on out buildings.</p> <p>Feels the buildings can be tastefully done and people in the surrounding areas can appreciate.</p>	
<i>Adjournment</i>	Meeting Adjourned at 8:30 p.m.	<p><i>Motion by Merrill, second by Peterson to adjourn.</i></p> <p><i>All in favor, motion carried.</i></p>