

Pleasanton Township Planning Committee Meeting Minutes

DATE: 10/03/2016 6:00 p.m.
 LOCATION: Pleasanton Township Hall
 Next Meeting November 3, 2016 @ 6:00 p.m.

Representatives:

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

X = Present A = Absent

Additional Public Present: Judy Girven, Deb Jackson, Bernard Ware

Topics Discussed	Discussion/Decision	Action/Responsible Party
<i>Meeting called to order Pledge of Allegiance</i>		
<i>Roll call</i>	Merrill, Peska, Kranz, Monk – Present Peterson – Absent	
<i>Agenda Approval</i>	Monk presented agenda for approval/changes.	<i>Motion by Monk, second by Peska to approve. All in favor, motion carried</i>
<i>Public Comment</i>	Bernie Ware noted that he was running for County Commissioner. He owns a Northern Michigan Small Farm and works with MSU, Advocates for Agriculture, Advisory Council, Manistee Kitchen and Grow Benzie. C. Merrill noted that the Board is looking for participation from the Planning Board on the Township Recreation Committee – this was placed on the agenda under New Business.	
<i>Prior meeting minutes</i>	September 8, 2016 meeting minutes presented for approval.	<i>Motion by Peska, second by Monk to approve minutes. All in favor, motion carried.</i>
<i>Zoning Administrator Report – Rochelle Rollenhagen</i>	One permit issued for a communications Tower with AT&T on Taylor Road. <u>Unpermitted Accessory Structures:</u> Rollenhagen brought a draft ordinance amendment regarding Unpermitted Accessory Structures. This would be listed under Article 10, General Provisions Section 1085 C. Wording updated to: C. <u>Unpermitted Accessory Structures</u> 1) No permit is necessary for accessory structures less than 100 square feet. All unpermitted accessory structures shall comply with setback requirements in their respective zoning districts. These structures shall have a minimum height of eight (8)	<i>Motion by Monk, second by Kranz that once working updated from meeting Rollenhagen will set up for ordinance to go to public hearing. To take place at the next monthly Planning Committee Meeting in November 2016</i>

	<p>feet. Unpermitted accessory structures shall be subject to all other county, State and Federal permits.</p> <p>2) Only one (1) unpermitted accessory structure shall be allowed in the Lakeshore Residential District and the Little Bay Resort Residential District.</p> <p>3) Two (2) unpermitted accessory structures shall be permitted in the Residential-Agriculture 1 (RA-1) and Residential – Agriculture 2 (RA-2) zoning districts.</p> <p>Zoning Ordinance Amendment 2016-01: Rollenhagen brought to the meeting a draft zoning ordinance amendment for Article 45 lakeshore Residential Zoning District to include Public Parks as a use by right. Section 4502 I to include Public Park. This is to comply with the current park located in this district.</p> <p>Rollenhagen noted additional areas that will need to be looked into were Accessory Buildings, Pole Barns, and Garages on vacant property. She has a number of questions regarding this topic from residents. Is there a special use for Pole Barns on Vacant Property? This will be discussed at future meetings.</p>	<p><i>Motion by Kranz, second by Monk to add use by right of Public Park to 4502 I. All in favor, motion carried.</i></p> <p><i>Rollenhagen noted that this would be part of the public hearing with the Unpermitted Accessory Structures noted above.</i></p>
<p><i>Unfinished Business</i></p>	<p>Medical Marijuana Ordinance: Monk noted that from 9/8/2016 – 9/22/2016 the Legislature approved HR4209, HB4210 and HB4827. A copy of the Bill Analysis document from the Senate Fiscal Agency was distributed to all of the committee members.</p> <p>Monk noted the section on Municipal Ordinance and recommended a continued moratorium for an additional six months (due to expire in December 2016). Additional recommendation that this be reviewed by the board and added to the next month agenda for discussion.</p>	<p><i>Will be continued on the agenda for the next meeting for discussion.</i></p>
	<p>ORV Map / Display structure: Merrill noted there should be an update at the next meeting.</p> <p>C. Merrill noted that the county is working on a county wide map and noted the approximate dimensions.</p> <p>T. Merrill noted the structure should be fine handling this.</p>	<p><i>Merrill noted that McCarthy is work on this before winter.</i></p>
	<p>Master Plan Review of Zoning Districts: The Committee discussed <u>the RA-2 Residential Agricultural and Commercial By Special Use</u></p>	<p><i>To keep on the agenda for future meetings until project is completed.</i></p>

	<p><u>Permit district.</u> Discussion regarding naming of district and concerns regarding making a separate “Commercial” district. Suggested name change to Commercial – Agricultural Mixed Use as noted in the Master Plan. As well as keeping the RA-2 district noted on the master plan as Rural Agriculture</p> <p>Other areas to update relate to “V” under Section 3603 Special Uses seems to be duplicate wording as well as Changing the abbreviation from RA-2 to CA-1.</p>	<p><i>Monk noted she will make the changes recommended on the draft copy for the planning board at the next meeting.</i></p>
<i>New Business</i>	<ul style="list-style-type: none"> • Monk noted the Citizen Planner class she is attending has some very interesting topics. Once completed will discuss with group. • Recreational Committee – C Merrill discussed the plan of this committee within the township. The makeup of the committee would be two (2) members from the Planning Committee, two (2) members from the Township Board and one (1) member from the public. With meetings as needed regarding the township recreational sites. <p>Peska and Kranz noted they were both interested in serving on this committee.</p>	
<i>Correspondence</i>	None	
<i>Public Comment</i>	C. Merrill noted the music concert that occurred in Cleon Township. This committee may be asked to look into an ordinance on large gatherings. 1000 people. Samples of Mass Gathering Ordinances from other entities were distributed for review.	
<i>Board Comment</i>	<p>Kranz noted from the MTA Conference discussion regarding the Right to Farm Act and residents following the GAMPS on the Michigan Department of Agriculture Management Practices Guidelines. Sign Ordinance – suggested we review Exclusions - an important issue to make sure we have uses spelled out as if they are excluded they can go anywhere.</p> <p>Uses with other townships are possible with an agreement with the other township. It was noted that Joyfield township extends to the WESCO gas station on US-31.</p>	
<i>Adjournment</i>	Meeting Adjourned at 7:48 p.m.	<p><i>Motion by Kranz, second by Peska to adjourn meeting. All in favor, motion carried.</i></p>