

Birch Run Planning Township Commission
Regular Meeting
March 17, 2014

Chairman Bill Nelson called the March Regular Meeting of the Birch Run Township Planning Commission to order at 7:00pm. Also present for the board were CJ Norris, Vice-Chair, Elaine Parlberg, Secretary, Fred Sheridan, Helen Morse, Steve Schaar Committee members. One person was in the audience. Others present were Mike Setzer, Zoning Administrator.

Minutes from Special Meeting Jan 21, 2014 minutes incomplete provided to commissioners - not approved.

Public Hearing: Amendments: The proposed amendments address changes to Section 20.20D, maximum area of a lot for accessory buildings and structures Table 9-4 of Article 9, accessory buildings and structures on non-conforming lots.

Public Hearing Opened at 7:03 pm

Notification Requirements met with Birch Run Township office on Feb 3, 2014 & Birch Run Herald Feb 26, 2014

Review proposed amendment language, No staff comments, No public comments correspondence

Planning Discussion and Recommendations

Passed Motion by Schaar seconded by Sheridan Approval of 14-01 recommendations, Amendment 1 in its entirety and Amendment 2 with 11, a, b and c, as it is written.

- *Note to Mike --- With 11-c, in the case of an A1 and R1 lot District is nonconforming, due to noncompliance, with the minimum lot area standard for the District in which it is located, the allowable maximum lot coverage on such lot shall be the greater of the maximum lot coverage standard specified in table 9-4 and 2000 s.f.*

Furthermore, accessory buildings and structures shall also comply with all of the Site Development Requirements in Table 9-4 and other regulations found in this Ordinance.
Close Public Hearing at 7:27 pm

Old Business:

Private Roads will continue on agenda.

Discussion continued on gravel specs for a private road and the connection needs to be only as County road specs.

Nelson will research on specifications example: Lange Rd W of Marshall

Reports:

Township Board of Representatives: Sheridan

Zoning Board of Appeals Representative: Parlberg

Other: Election of Officers

Passed: Motion by Morse seconded by Sheridan to maintain current officers Bill Nelson - Chair, Vice
Chair- CJ Norris, Secretary-Elaine Parlberg for 2014-2015

Passed: Motion by Schaar seconded by Sheridan to adjourn at 8:21 pm

Elaine Parlberg

Recording Secretary

Approved: _____