

**Birch Run Township
Planning Commission
Minutes**

Regular Meeting

25 Mar 2002

Members Present

Jaime Trevino
Bob Scharrer
David Hinds
Alan Hunter

Jeff Putnam
James Totten
Wyn Wilson

Meeting called to order by Chairman Al Hunter at 7:00 PM.

Quorum was present.

9 members of the public were in the audience.

Minutes of 25 Feb 2002 were read and approved. Motion by Putnam/support by Wilson.
Motion passed 7 - 0.

Minutes of 26 Feb 2002 were read and approved. Motion by Putnam/support by Wilson.
Motion passed 7 - 0.

Minutes of 18 Mar 2002 were read and approved. Motion by Wilson/support by Putnam.
Motion passed 6 - 0. Trevino abstained.

Opened Public Hearing at 7:13 PM to hear Special Use Permit Request #2002-01, by property owners Tim and LouAnn Ranck, to construct a pond on their property at 13845 Elms Rd.

Chairman Hunter read a written communication, unsigned, that had been received from a property owner to the south of the proposed pond site.

Applicant Tim Ranck stated that the pond would be approximately 18 feet deep at the deepest point, have a sandy beach area, will be bermed, and have trees for landscaping.

Mr & Mrs Doerr, adjacent property owners to the north, voiced their concerns about safety for small children as they have a child 3 1/2 years old. Possible fencing was discussed.

Mrs Hutchinson asked if the pond would affect wells in the area.

Mrs Doerr asked the applicant; "why a pond?" Mr Ranck responded; "just to have a pond to swim in".

Vice chairman Jim Totten read the site development requirements from the zoning ordinance for a small water body(pond).

Chairman Hunter stated that he walked the property and that it did not seem to be a "Public Hazard".

Chairman Hunter closed the Public Hearing at 7:27 PM and returned to the Regular Meeting.

Planning Commission members deliberated the Special Use Request and decided the matter as follows:

Motion by Wilson/support by Putnam "to approved Special Use Permit Request #2002-01 with temporary fencing on the north property line from the rear of the house to a point approximately 375 feet from the road right of way."

Motion Passed: 7 - 0.

Mr & Mrs Dick Schmitzer were present and wanted to address the Planning Commission regarding a driveway on their property on Block Rd. Mr Schmitzer's comments were received and there was not action for the Planning Commission to take. Chairman Hunter agreed to talk to the Zoning Administrator and get whatever information he could and get back to the Schmitzer's in 3 or 4 days.

Chairman Hunter stated that progress was being made on the Master Plan and that the Future Land Use Plan was nearly complete. Public Hearings are anticipated this summer.

Proposed by laws were reviewed and agreed upon.

Motion by Totten/support by Putnam: "to adopt the by laws as presented".

Motion Passed: 7 - 0

Chairman Hunter stated that the Planning Commission must turn in an Annual Report to the Township Board. The report must contain a summary of activities of the Planning Commission and an attendance record. He asked members to contact him if they have items they wish to be included in the report.

Regular Meeting dates were set and adopted as follows on a Motion by Wilson/support by Hinds: Motion Passed: 7 - 0

May 20, 2002	Nov 25, 2002
Jul 22, 2002	Jan 27, 2003
Sep 23, 2002	Mar 24, 2003

Motion by Totten/support by Scharrer, to adjourn. Motion passed 7 - 0.

Meeting Adjourned at 8:17 PM.

Respectfully submitted: Jaime Trevino

Secretary



Approved:

5-20-02