

Birch Run Township Planning Commission Regular Meeting Minutes April 16, 2007

The regular meeting of the Birch Run Township Planning Commission was called to order at 7:00 p.m. by Chairman Bill Nelson with the Pledge of Allegiance.

Roll was taken. Present were Chair Bill Nelson, Vice-Chair Bill Hoffman, Secretary Jerry Cook, and Commissioners Bob Scharrer and Jeff Putnam. Absent at roll call were Commissioners Dennis Bronner and Wyn Wilson. (Mr. Wilson arrived at 7:26 p.m.) A quorum was present. Also present were Zoning Administrator Mike Setzer and Township Planner Mark Eidelson. No members of the public were present.

Moved by Scharrer, **supported** by Putnam, to excuse the absent members.

Yeas: Cook, Putnam, Scharrer, Hoffman, Nelson

Nays: none

Motion carried

Moved by Putnam, **supported** by Scharrer, to approve the Minutes of the March 19, 2007 meeting.

Yeas: Scharrer, Hoffman, Cook, Putnam, Nelson

Nays: none

Motion carried

PUBLIC HEARING

The Public hearing was opened at 7:03 p.m. The hearing pertains to amendments to the Township Zoning Ordinance with regard to the new Michigan Zoning Enabling Act. The Chair reviewed the public notice as published in the March 21, 2007 edition of the ***Birch Run/ Bridgeport Herald.***

Mr. Mark Eidelson, of Landplan, Inc., the Township Planner gave an overview of the amendments required to the Birch Run Township Zoning Ordinance to accommodate PA 110 of the Public Acts of 2006. Changes include:

1. Change citations of the state law.
2. Changes in public notification rules.

3. The Township Board does not have to send items back to the Planning Commission when the Board wants to act differently on a recommendation from the Commission.

Further discussions were held between Mr. Eidelson and the Commission. Mr. Nelson asked if any provisions of these amendments create an expense for the Township. Mr. Eidelson said there is no expense involved.

Mr. Eidelson also explained that for Special Land Use decisions there must be a finding of facts clearly stated. He suggested that for these cases a prewritten motion could be helpful. He also pointed out that a decision need not be rendered at the same meeting the request is presented.

There was no Public Comment offered on this issue.

Public Hearing was closed at 7:25 p.m.

Moved by Cook, **supported** by Putnam, to recommend approval of amendments to the Township Zoning Ordinance, as presented in the Landplan, Inc. memo of May 30, 2006, to the Township Board of Trustees.

Yeas: Cook, Putnam, Hoffman, Wilson, Scharrer, Nelson

Nays: none

Motion carried

OLD BUSINESS

In regard to the submission by the Frankenmuth Zehender Airport, Mr. Eidelson explained that state law requires that the next time amendments are made to the Township Master Plan; the airport information provided must be "incorporated". The law does not specify how to incorporate this information.

Mr. Nelson stated that he feels the Commission needs more information on this before it can take any action. Mr. Putnam voiced concerns regarding future land use, especially possible retail. Mr. Wilson commented that the letter provided to the Township refers to action that is to be taken "when filed with" the Township, and questioned what constitutes "filing". He felt that a formal letter to the Township Clerk would be in order.

The Zoning Administrator will continue to follow up on this issue.

PUBLIC COMMENT

None heard.

REPORTS

The representative from the Zoning Board of Appeals is absent

The representative from the Township Board has nothing to report

The Township Planner reported on the workshop session held earlier in the day with the Township Board. At this workshop lot coverage was discussed. The result of the workshop was an understanding between the Planner and Board enabling the Planner to put together amendment language and tables, which will be presented to the Board in the future.

NEW BUSINESS

A letter from the Water Department to request that a requirement for extra valves on the water service for Meijer be removed as a condition of Meijer final site plan approval was not included in the Commissioners' information packets. The letter will be located and the Water Superintendent asked to come to the next meeting.

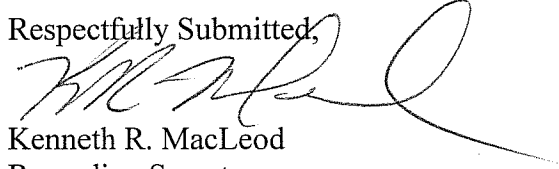
OTHER

Proposed meeting dates for 2007/2008 were tabled.

Moved by Wilson, **supported** by Scharrer, to adjourn at 8:25 p.m.

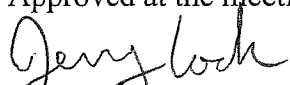
Motion carried by voice vote

Respectfully Submitted,



Kenneth R. MacLeod
Recording Secretary

Approved at the meeting held



5/21/07

Jerry Cook
Secretary