

Birch Run Township Planning Commission Minutes

Special Joint Meeting of the Bodies called by the Planning Commission, 31 August 2004

Planning Commission Members Present

Dennis Bronner	Jeff Putnam
Bob Scharrer (absent)	James Totten
Alan Hunter	Wyn Wilson
Diane Timmons	

The meeting was called to order at 7:04 pm. A Quorum was present for the Planning Commission, the Township Board, and the Zoning Board of Appeals. Mark Eidelson, Landplan was here. George Davidson and Tim Davidson owners of Dead Creek Saloon were in the audience.

Purpose of the Meeting: Workshop, conducted by Landplan, Inc. to guide Township in constructing new Zoning Ordinances. Specifically to review revision recommendations by Landplan in a document dated August 18, 2004, **Subject: Draft Zoning Ordinance for Section 5.**

Throughout this discussion we referenced the August 18, 2004 Draft Zoning Ordinance revision document prepared by Landplan.

Amendment #1. Revise Section 5.02 (B) (1)

Agreed to Mark's wording.

Amendment #2. Revise Section 5.02 (B) (3)

Agreed to Mark's wording.

Amendment #3. Create a new Section 5.07

To identify minimum components of the Community Impact Analysis report.

1. **Transportation & Traffic Impact Analysis.** Keep.
2. **Environmental Impact Analysis.** Keep.
3. **Economic and Fiscal Impact Analysis.** Delete. Mark says this is unenforceable. Township attorney agrees.
4. **General Infrastructure Analysis.** After discussion the group agreed this needs to be added. Will become #3.

Mark will submit a revised Section 5 in total for our review. Mark has asked us to review the new Section 5 and get back to him.

At Wyn Wilson's request, Mark will send an electronic copy of the final Zoning Ordinance in electronic form to the Township. The Township can distribute this at its discretion.

Other Minor Changes to the Zoning Ordinance Draft

Mike Setzer/Al Hunter Suggested Changes. The group agreed to those listed here.

Section 16, Off-Street Parking & Loading

16.04.E.3, change the number 3 to 5 members

16.04. E. 2, 5 & 10, change State Fire Marshall to Building Code in three spots.

Section 20.12.A.2, Fences for Residences: add words "but must meet the Clear Visions requirements of Section 19.04."

Section 4.08.A.1, Changes to Approved Site Plan & Plot Plan

Change "50 square feet" to 500 square feet or a greater than 10% change

Change "5 feet" to 10 feet

Change "2 parking spaces" to 5 parking spaces

Ed Magnus Suggested Changes. The group agreed to those listed here.

Table 9-3, Line 24. Add an "S" to the C-1 column.

Section 14.02.3, strike "or A-2"

Section 14.18.6, strike "or A-2"

Section 20.19.B, spell "vicious" correctly twice

Section 21.02, Adult Entertainment Business. Add "any electronic media" to kinds of media.

Section 21.02, Family Item 1. Take the "s" off persons in line 2.

Mike Marr's Suggested Changes. The group agreed to those listed here.

Section 20.12. Revisions to the Fences section from the 1/12/04 meeting minutes were never made.

Section 21.02, Shooting Range. Page 21-10. Change font to match general text.

Mark Eidelson added that the phrase "archery ranges" will be deleted throughout.

Dead Creek Saloon owners George and Tim Davidson spoke at the close of the meeting, first complimenting the joint committee on the complex task of revising Zoning Ordinances. George then asked if there is any concern about the fact that Dead Creek Saloon is considered "legal nonconforming use" being in an R-1, Low-Density Residential District. The owners have 13 acres (500 ft. on Townline and 1200 ft. on Gera) with future plans for commercial use of that site. Their reasoning is that Frankenmuth commercial development is growing south. Ed Magnus agrees there is concern about non-conforming uses in the Township.

Future meetings:

No future meetings with Landplan have been scheduled at this time.

Next regular Planning Commission meeting is scheduled for September 27, 2004.

At 8:54 pm a motion to adjourn the meeting was made by Dennis Bronner with a second by Mike Marr. Motion carried.

Submitted: Diane Timmons, Secretary
Planning Commission



Approved: 9-27-04