

Birch Run Township Planning Commission Meeting Minutes

Special Meeting

July 19, 2004

Members Present

Dennis Bronner
Bob Scharrer
Alan Hunter
Diane Timmons

Jeff Putnam (absent)
James Totten
Wyn Wilson

The planning commission meeting was called to order at 6:00 pm by Chairman Al Hunter. A quorum was present.

Minutes of the **June 21, 2004** special meeting were reviewed and approved on a motion by Bronner and supported by Totten with one correction to a name spelling. Motion passed.

The early meeting was called for the purpose of reviewing a request for a temporary permit from Charles Strahm for a temporary mobile home at 9572 Downing Rd. to live in during construction of a permanent residence, the old one having been destroyed by fire. The applicant and his representative were NOT present. Totten moved to table the matter until the 7/26/04 regular meeting. Seconded by Bronner. Motion passed.

At 6:23 pm the meeting was recessed until the 7:00 pm public hearing.

At 7:00 pm Chairman Al Hunter opened the Public Hearing on the proposed new Zoning Ordinance. The same Commission members were in attendance as at the 6:00 pm meeting. The purpose of this meeting is to take public comment on the Zoning Ordinance Draft. A sign-in sheet was circulated.

Attending this meeting:

- Al Kloss, Birch Run
- Diana Kloss, Birch Run
- Tammey Inman, Birch Run
- Debbie Trevino, Birch Run
- Earl Schlegel, Birch Run
- Bob Van Sickle, Birch Run
- Paul T. Moore, Birch Run
- Charlie Strahn, Birch Run
- Gary Hurand, Flint
- Doug Nickel, Flushing
- Bill Voorheis, Clio
- F.L. Collins, Birch Run
- Mike, Marr, Bridgeport

Overview of Contents

After explaining the purpose of the meeting, Al Hunter briefly explained the overall purpose of each article in the new Zoning Ordinance and went over a handout which noted highlights, changes or comments on each of the Articles. At the bottom the handout Al notes the Mobile

Home for an Aged Relative does not exist anymore and that Ponds have now been redefined. Then James Totten covered changes to the official Zoning Map.

Feedback

Article 5: Paul Moore, Birch Run Village Manager, says the wording in 5.02, B, 1 is vague. He suggests the Planning Commission should be given the power to ask for the information we need to make a good decision. Paul said the Supervisor has been supplied with suggested language. One comment from the audience recommended that we not get bogged down asking for studies and defeat a small developer with extra costs.

Article 9: Al Hunter called attention to the information in Article 9 because of its importance to the community and its great detail, especially the tables and the footnoting. He points out Footnote 2 on Page 9-13, referring to the new lot depth/width ratio. This was done because it has been observed around the township that narrow, deep lots regularly have untended land at the back which is undesirable. A question was asked about the frontage requirement for District A-1, which is 200 ft.

Gary Hurand called our attention to Page 9-9, Table 9-3 "Uses of a Primarily Commercial Character." For Items 2 and 9 he wants us to consider putting an "S" in the I-1 column which would allow the Commission to consider Special Land Uses rather than I-1 being prohibited for the uses listed. He suggested that the "prohibited" language is too strong because in other communities combinations of these uses are being done successfully.

When the Chairman asked the Planning Commission members if they had anything in particular to note two members had comments. Wyn Wilson called attention to the fact that monetary performance bonds can now be required to ensure work will get done in accordance to Zoning Ordinance requirements. James Totten noted that private roads are now allowed. Totten explained that the PUD, Planned Unit Development District had been created to provide open space in new developments. A PUD has a very specific use for the parcel in development and everything will be spelled out as to what is allowed. This overlay can be applied to residential districts only.

Future Meetings:

The next regular meeting is set for July 26, 2004 with a site review planned.

All in favor to Adjourn at 8:00 pm with a motion by Bronner, seconded by Wilson.

Submitted: Diane Timmons, Secretary *Diane Timmons*

Approved: 7-26-04