

# Birch Run Township Planning Commission

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## Meeting Minutes

September 17, 2012

Meeting called to order at 7:04PM immediately followed by the Pledge of Allegiance and Roll Call.

**Commissioners Present:** Chairperson-Diana Kloss, Bill Nelson, Steve Schaar, and Patricia Mayer

**Commissioners Absent:** Vice Chair- Kathy Wise-Steiner and Secretary-Elaine Parlberg

Motion by Bill Nelson to address absenteeism: Results: Secretary-Elaine Parlberg (excused) and Vice Chair- Kathy Wise-Steiner (unexcused) Motion carried unanimously

Motion to approve the meeting minutes for June 18, 2012 Planning Commission Meeting: Motion carried unanimously

**Public hearing:** No Public Hearing was scheduled for this meeting.

### Old Business:

Discussion of adopting a variance to current Class Road specifications continued from last meeting. Bill and Elaine reviewed two private roads in Taymouth Township and also one on Bell Road. Two other roads were discussed (Kish Drive and McKinley Dr), both in Montrose Township. Bill is going to acquire the private drive requirements for Montrose and present at the next meeting for consideration. Discussion again tabled until next meeting.

### Open Discussion:

Mike Setzer initiated discussion of possible need to update the current ordinance (Sec 20:17 – C-1) as it relates to use of a mobile home, as temporary residence, should a permanent residence be destroyed by fire. There is no provision to allow alternative placement of mobile home on property should it not be feasible to place as required in the current ordinance. It was discussed that there may be circumstances where the mobile home could be placed in an alternate location. When such conditions apply, the zoning administrator could review and approve alternative placement. It was agreed that language to this effect might be added to the current ordinance. Bill is going to take this to the Township Board for consideration.

The commission also began discussion regarding the current Nonconforming Uses Ordinance (Article 13, Section 13.03, A-5) as it relates to the requirement by a legal nonconforming use to continue as such, within 180 days of ceasing that use, or defaulting to use only as conforming. Several examples of current legal nonconforming uses were brought up that represented structures that might be abandoned if this situation were to occur, since their current construction would not be conducive to conforming use. Questions were raised as to whether this requirement is in the best interest of the Township. Further discussion tabled until next meeting.

**Reports:**

Birch Run Township Board Representative – Bill Nelson:

Township Supervisor needs to send out a request to adopt the proposals for revisions to “Adult Entertainment” (which may need to be rewritten to follow the current Township Ordinance formatting) and “Restaurant – Wind Turbines”

**New Business:**

No public hearing dates are set at this time.

Meeting adjourned by motion at 8:05PM