

Birch Run Township

Planning Commission

Minutes

Regular Meeting

27 Jan 2003

Members Present

Bob Scharrer
Alan Hunter
Diane Timmons

Jeff Putnam
James Totten
Wyn Wilson

The meeting was called to order at 7:00 p.m. by Chairman Ai Hunter.

A quorum was present.

2 members of the public were in the audience.

Minutes of 25 Nov 2002 were reviewed and approved on a motion by Putnam supported by Wilson. Motion passed: 5 - 0 - 0

Chairman Hunter welcomed new members Diane Timmons and Dennis Bronner. Dennis Bronner has been appointed to the Planning Commission but not yet approved or sworn, and therefore will not vote.

Copies of the new Master Plan were distributed to members.

Chairman Hunter reviewed updates and corrections to the zoning ordinance and members made appropriate changes to their copies:

- New pages 45 & 45A, Open Space Preservation Act
- New page 26A, new Section 315, Keeping of Large Animals
- * Page 6; change term "Large Animal Farm" to "Large Farm Animal"
- Page 7; add new definition, "Large Animals"
- * Page 7; add new definition, "Mini Storage Facility"
- * "Zoning Board of Appeals" (throughout zoning ordinance): make note that this is the correct term
- * Page 33; section 404, Industrial, add item (3) Mini Storage Facilities; "Five(5) plus one(1) for every employee."
- Page 70, 1502(10); add "Cellular Towers"
- * Page 70, 1502; add "(4) Mini Storage Facilities, subject to the site development requirements in chapter 16"
- Page 75, 1601; add to list, "(34) Mini Storage Facilities 1614(25)"
- Page 111, 1614(10)(B)(2): change to read; "(2) A mobile home that is proposed to be used as living quarters for an aged relative or relatives, may be provided by the aged relative's children, grandchildren, great grandchildren, niece or nephew."

- Page 117, 1614(15)(E)(4); change to read: "(4) Where the water body is determined by the Planning Commission to be a public hazard, it shall be enclosed by a fence that includes a gate that can be locked and is not less than four(4) feet nor more than six(6) feet in height. The fence shall be galvanized chain-link or other type of fencing that may be approved by the Planning Commission."
- * Page 124, 1614; add new sub section: "(25) Mini Storage Facilities"

* indicates items which must still go to Public Hearing and have Board approval.

Chairman Hunter asked the members to discuss the extent to which they felt the Planning Commission should update the zoning ordinance. After some discussion it was generally felt that maintaining the zoning ordinance was the responsibility for the Planning Commission and we should update and correct the ordinance to the best of our ability. Diane Timmons said that she may be able to help in getting the zoning ordinance on disk.

Chairman Hunter suggested that zoning ordinance may require further study of the sections covering "Mobile Home for Aged Relatives" and a new land class for Mobile Home Parks.

Jeff Putnam stated that the Township Board was considering a better mechanism for dealing with permit violations. Particularly those cases where projects are started prior to obtaining the necessary permits. He also indicated that the Township Board was undecided on whether they wanted to hire professional help to re-write the zoning ordinance or to have most of the work done by the planning commission.

Dennis Bronner reported that the Zoning Board of Appeals was hearing a request for a variance from Dixie Motor Speedway, to increase the height of its lighting fixtures. He also indicated the need for better communication flow between the ZBA and the Planning Commission.

Public Hearing: A public hearing was scheduled for Feb 24, 2003, to hear public comment on the corrections and updates to the zoning ordinance that were discussed at this meeting. Chairman Hunter stated that he will see to the necessary notices.

7:50 PM: Vice chairman Jim Totten arrived. He had been delayed at the Buena Vista Township Board Meeting.

Both members in the audience had some questions about Dixie Motor Speedway. Chairman Hunter indicated that the Planning Commission had completed its activity regarding the Speedway's special use permit and site plan. He also stated that the Planning Commission has no authority to operate in an "enforcement capacity".

Next regular meeting schedule for 24 Mar, 2003 at 7:00 PM.

Motion to Adjourn by Putnam/ Support by Scharrer: Passed: 6 - 0 - 1 (Bronner abstaining)

Submitted:


Alan J. Hunter
Chairman

Approved: _____