

## **Birch Run Township Planning Commission Meeting Minutes**

Regular Meeting June 17, 2013

Meeting called to order at 7:00 pm by Chair Bill Nelson

Pledge of Allegiance and Roll Call:

Commissioners Present: Bill Nelson, Elaine Parlberg, Steve Schaar, Fred Sheridan, Helen Morse, CJ Norris

Motion to excuse: Morse has been excused from meeting. Motion to excuse by Parlberg seconded by Sheridan . Approved unanimous

Minutes approved motion by Sheridan seconded by Schaar. Approved unanimous

Public Hearing: None

### **VI. Old Business:**

1. Update on Temporary Dwelling placement: See section 20.17 Temporary Dwelling
- A. Resolution #01-2013 Update clear and concise motion to adapt resolution. Motion by CJ Norris and Seconded by Schaar. Approved unanimous.
2. Committee report on Caretaker Residences:
  - a. Discussion on caretaker residences.
  - b. Doesn't seem to be a need expressed in our community to build temporary dwelling unit instead of adding onto an existing home. This could be addressed when there is a need presented by request and presented to board.
3. Motion made by Sheridan to delete caretaker residences due to a lack of interest until there is a need presented seconded by Parlberg. Approved Unanimous

#### 4. Committee report on Private Roads

- a. Discussion on private roads. Is there a need to make recommendations. Should we reduce the stringent conditions of existing county standards and thereby eliminating new home growth for developer. For example any development with less than approximately 5 homes would be cost prohibitive to develop. For example anything over 9 homes would be class county road. There is a concern when there is a need for access of fire trucks, and or emergency vehicles along with maintenance issues. Standards need to be in place to address these concerns. Maintenance issues would be worked out to accomplish bringing it up to code and billed and or a lien if builder or association does not bring it up to code. Need to have engineering code built to specs.
- b. Request Taymouth specs –Mike
- c. County road specs- Bill.
- d. Will be presented at the next meeting and present to board private road and also county standards. With an express concern to address any emergency vehicle concerns and correct maintenance upkeep standards to have in place. Information will be forth coming.

#### VII. Open Discussion for issues not on the agenda:

##### a. Public Comment

1. Concern of private citizen in wooded buffered zone of north side of the Animal Park. A road was made in spring of '91 with none or little buffer zone left. See letter addressing concerns of new growth plantings and owner has disregarded site plan according to private citizen, stating the trees should be replanted. The buffer zone was a wooded area with no particular species. Some of the trees were dead and needed to be cut down. There is clear site of buses and original buffer zone has been greatly reduced. See additional paperwork presented.

b. Planning commission members- Parlberg will be moving out of BR twp discussion of staying on the board.

c. Members in the audience- none

#### VIII Reports :

##### Township Board Representative- Sheridan

1. Planner to come in and have an update to keep current and possibility of neighboring township to split the cost for training and updating with a need to make sure we are current .

##### Zoning Board Appeals Representative- Parlberg

1. None to report

##### New Business: Setting Public Hearing Dates

- A. "Indian Artifact Musuem" - preliminary site plan needed and special use permit . 4.04D2 Review of a site plan requirements. Required architect stamp.
  - B. Motion made by Fred, to include a public hearing for the Indian Artifact Musuem, to be scheduled during our regular Sept meeting unless prior notification, by Mr. Moore, to set an earlier date. Approved unanimous
- Definition of a "Garage" report 21-6 attached garage to your house an accessory building. See lot area table. Discussion of garages being an accessory portion of the principal building or included in the principal building. Mike will check Taymouth, Frankenmuth, Bridgeport .
  - Lot coverage table Article 21 Table 9-4 Tabled until next meeting.

Initiate Amendment 01-2013 "Landsplan Inc" recommendations that need to be included to be compliant with MI law requirement

Sheridan a motion to adapt recommendations of amendment 01-2013 seconded by Norris – Approved unanimous

X. Other:

Mike brought pictures of properties for board to review for boards recommendation of property. See attachment of original sign that needs to be taken down and lighting review.

Next meeting Sept 16, 2013.

Motion made by Parlberg seconded by CJ to adjourn Commissioners Meeting.

Meeting adjourned at 9:40 pm.

Respectfully submitted,

*Elaine Parlberg*      *June 17, 2013*