

# **Birch Run Township Planning Commission Regular Meeting Minutes March 19, 2007**

The regular meeting of the Birch Run Township Planning Commission was opened at 7:00 pm with the Pledge Of Allegiance.

**Roll** was taken. Present were Chairman Bill Nelson, Vice Chairman Bill Hoffman, Secretary Jerry Cook, Bob Scharrer, and Jeff Putnam. Absent at roll call were, Dennis Bronner (arrived at 7:07 pm) and Wyn Wilson (arrived at 7:10 pm). A quorum was present. Also present was Mike Setzer, Building and Zoning Administrator.

**Moved** by Scharrer, **supported** by Cook, to excuse the absent members.

**Yeas:** Hoffman, Scharrer, Putnam, Cook, Nelson

**Nays:** none

**Motion carried**

**Moved** by Hoffman, **supported** by Putnam, to elect Bill Nelson Chairman of the Commission.

**Yeas:** Wilson, Putnam, Scharrer, Bronner, Cook, Hoffman, Nelson

**Nays:** none

**Motion carried**

**Moved** by Putnam, **supported** by Cook, to elect Bill Hoffman Vice Chairman of the Commission.

**Yeas:** Putnam, Bronner, Wilson, Scharrer, Cook, Hoffman, Nelson

**Nays:** none

**Motion carried**

**Moved** by Putnam, **supported** by Hoffman, to elect Jerry Cook Secretary of the Commission.

**Yeas:** Hoffman, Cook, Wilson, Putnam, Scharrer, Bronner, Nelson

**Nays:** none

**Motion carried**

**Moved** by Putnam, **supported** by Hoffman, to approve the Minutes of the February 19, 2007 meeting

**Yeas:** Bronner, Wilson Hoffman, Putnam, Scharrer, Nelson

**Abstain:** Cook

**Nays:** none

**Motion carried**

## **OLD BUSINESS**

Discussion was held regarding a letter from Township Planner Mark Eidelson of Landplan, Inc., and Resolution # 01-07, Clear Vision Zones, and Resolution # 02-07, Temporary Dwellings. It was noted that in the past there have been problems with people with RV's parking too near the road end of their drive, blocking the vision of neighbors attempting to exit their driveways.

Mr. Nelson said that he feels that the term "road surface" in the last sentence of Resolution 01-07 is possibly confusing. He would prefer that the words "road edge" be used.

In discussion of Resolution 02-07, no issues were found.

**Moved** by Cook, **supported** by Bronner, to accept Resolution 01-07, amended so that in the last sentence, the words "road surface" are replaced by the words "road edge".

**Yeas:** Scharrer, Bronner, Wilson, Hoffman, Putnam, Cook, Nelson

**Nays:** none

**Motion carried**

**Moved** by Putnam, **supported** by Hoffman, to accept Resolution 02-07.

**Yeas:** Scharrer, Putnam, Bronner, Hoffman Cook, Wilson, Nelson

**Nays:** none

**Motion carried**

#### **PUBLIC COMMENT**

Discussion was held regarding a letter from Township Planner Mark Eidelson of Landplan, Inc. In this letter, Mr. Eidelson expresses concerns that the Township's attempt to regulate lot coverage of accessory structures. He notes that there seem to have been several changes in the direction the Township is trying to go. He also feels that a restriction of 15% lot coverage would be unenforceable. Mr. Eidelson would like to have direct discussions with Township officials on this issue.

This issue came to light in regard to the size of a pole barn recently erected. As time has progressed, the discussion has ranged beyond the scope of the original coverage table sent to the Township Board of Trustees by the Planning Commission. It was noted by Mr. Bronner that if the Township wishes to act on this issue beyond that table, resubmission to the Planning Commission would be required. Mr. Setzer agreed. Mr. Putnam noted that the most important consideration is what can be defended in court.

Mr. Eidelson will be attending the Planning Commission meeting on April 16, 2007, for discussion of these issues. He will also attend a workshop with members of the Board of Trustees. This workshop will be posted as a public meeting and members of the Planning Commission are invited to attend.

#### **NEW BUSINESS**

A letter from the Michigan Department of Transportation, Airports Division, addressed to Mr. James Pollick at WM "tiny" Zehnder airport in Frankenmuth, along with three maps, was submitted to the Planning Commission. The letter concerns structure height restrictions in the area near the airport and asks the Commission to make additions to the Master Plan. This item has been tabled until such time as either Mr. Pollick or the state can make more information available.

#### **OTHER**

Mr. Wilson noted that, according to the Planning Commission By-Laws, an annual review of the Master Plan is required. He suggested that this review be scheduled to take place at the regular of a particular month each year. This would help remind the Commission and avoid them rushing to get this done at the end of each year. Mr. Setzer noted that this would be best accomplished by amending the By-Laws.

Further discussion was held regarding the dates of regular meetings.

**Moved** by Wilson, **supported** by Bronner, to hold regular meetings of the Planning Commission on the third Monday of each month, from April 2007 to March 2008.

**Yeas:** Hoffman, Putnam, Wilson, Bronner, Cook, Scharrer, Nelson

**Nays:** none

**Motion carried**

**Moved** by Wilson, **supported** by Bronner, to review the Master Plan at the June 2007 regular meeting.

**Yeas:** Cook, Wilson, Hoffman, Putnam, Bronner, Scharrer, Nelson

**Nays:** none

**Motion carried**

**Moved** by Bronner, **supported** by Wilson, to review the Planning Commission By-Laws at the June 2007 regular meeting.

**Yeas:** Scharrer, Bronner Cook, Wilson, Putnam, Hoffman, Nelson

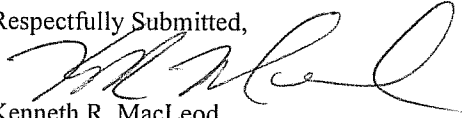
**Nays:** none

**Motion carried**

**Moved** by Scharrer, **supported** by Cook, to adjourn at 8:40 pm.

**Motion carried by voice vote**

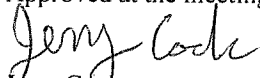
Respectfully Submitted,



Kenneth R. MacLeod

Recording Secretary

Approved at the meeting held 4/16/07.



Jerry Cook

Secretary