

Birch Run Township Planning Commission Minutes

Special Joint Meeting of the Bodies called by the Planning Commission, 3 May 2004

Planning Commission Members Present

Dennis Bronner

Jeff Putnam (absent)

Bob Scharrer

James Totten (absent)

Alan Hunter

Wyn Wilson (absent)

Diane Timmons

The meeting was called to order at 7:00 pm. A Quorum was present for the Planning Commission, the Township Board and the Zoning Board of Appeals. No members of the public were present.

Purpose of the Meeting: Workshop, conducted by Landplan, Inc. to guide Township in constructing new Zoning Ordinances. We reviewed the report of the Zoning Ordinance Review Committee. Committee members are: Ed Magnus, Earl Schlegel, Al Hunter, and Mike Marr.

The Planning Commission Approved minutes for April 19, 2004, a special site review meeting for General RV with a motion by Bronner and a second by Scharrer. Motion carried 4-0.

The review was guided by a handout, dated May 3, 2004 *Birch Run Township Report of Ad Hoc Committee on New Zoning ordinance*. A show of hands was used to provide concurrence on the feedback described below. Al Hunter led this portion of the review.

We used the March 15, 2004 Draft Zoning Ordinance revision.

Section 4.04, D2g

Corrected spelling "standing."

Section 6.06, A2

Filled in section reference 9.04.

Section 9.06 A1

Delete A1 and renumber the rest.

Section 9.07, A3

Corrected the spelling of "forty."

Table 9-1

In R-2 District. Delete last sentence about public sewer.

Table 9-2

Delete "S" from Retreat Centers in R-1.

Table 9-2

Much discussion. On a motion by Marr, supported by Stewart the words "including outdoor, archery ranges, gun clubs and hunt clubs" will be removed from Principle Use 6. Similar language will be removed from all sections.

Table 9-4

Footnote #2, "depth of a lot" not resolved yet.

Eidelson will restructure language describing a combination of the A-1 and A-2 districts, with a 200 foot frontage. Land divisions to follow Michigan's Land Division Law. No motion until we see new language.

Section 14.05

Title will probably be changed to Shooting Ranges, dropping "Hunt Clubs."

The suggestion to delete A3 was not discussed.

B2, Township Board was changed to "Planning Commission."

B3, added "as applicable" at the end of the last sentence.

Section 14.08

A1, No discussion at this meeting.

Section 14.09

B1, add this sentence. "The site plan shall clearly demonstrate how waste will be disposed of."

Section 14.10

B5, No discussion at this meeting.

Section 14.11, B1

After discussion, it was decided we will not reference FAA regulations.

Section 14.14, A5

We changed 300 yards to 275 yards.

Section 14.15, A2

Inserted the words "and use" after the word maintenance.

Section 14.17, C7

Mark will wordsmith a statement discussing damage to secondary roads and a possible performance bond.

Section 16.03, C

This paragraph is adequate.

Section 19.06, C2

Shared driveways will not serve more than 2 dwelling units.

Section 20.15, A2

"Michigan Building Code" is correct.

Section 20.19, B

Vicious was spelled incorrectly.

Section 20.20, B1

Delete the words, "whether attached or not attached to a dwelling."

Article 21, Definitions

Extraction Operation. In item 1 insert word "for gain or profit" after the word extracted. After much discussion about the amount of material extracted, a motion was made by Bronner and seconded by Cook to raise the number to 5,000 cubic yards of such material to be extracted. The motion failed by a show of hands, 8-3 against.

Article 21, Definitions

Farm. It was decided that 10 acres is enough to call it a farm.

Article 21, Definitions

Frontage. Insert the word "road" in place of right-of-way.

Article 21, Definitions

Hunt Club. We discussed the definition of Hunt Club and decided to remove all mention of it.

Article 21, Definitions

Flag Lot. Do not delete this definition, as was recommended by the review committee.

Article 21, Definitions

Figures 21-1 & 2. Do not delete the Flag Lot as was recommended by the review committee.

Billboards

To be discussed at the May 24 meeting.

Future meetings:

May 24, 2004, Joint bodies/Landplan meeting.

At 10.24 pm a motion to adjourn the meeting was made by Dennis Bronner with a second by Jerry Cook. Motion carried.

Submitted: Diane Timmons, Secretary
Planning Commission

Approved: *Diane Timmons*

