

**BIRCH RUN TOWNSHIP PLANNING COMMISSION/
BIRCH RUN TOWNSHIP BOARD OF TRUSTEES/
BIRCH RUN TOWNSHIP ZONING BOARD OF APPEALS**

SPECIAL JOINT MEETING

MINUTES

Date: 28 Jan 2004

Call to Order by Chairman Al Hunter at 7:00 P.M.

Purpose of Meeting: Review of changes in new zoning ordinance.
Section 5.11
Section 20.19 and 20.20

Present for Planning Commission: Al Hunter, Jim Totten, Wyn Wilson, Dennis
Bronner, Jeff Putnam, Bob Scharrer
Present for Township Board: Earl Schlegel, Ed Magnus, Dave Stewart, Debbie
Trevino, Jeff Putnam
Present for Zoning Bd of Appeals: Mike Marr, Dave Stewart, Dennis Bronner
Other Township Officials present: Mike Setzer, Zoning Administrator
Members of public in audience? None

Minutes of 12 Jan 04 were read and approved by Township Board on a motion by
Schlegel/Supported by Magnus. Motion passed: 5 - 0 - 0.
Minutes of 12 Jan 04 were read and approved by the Zoning Board of Appeals on a
motion by Marr/Supported by Marr. Motion passed: 3 - 0 - 0.

Chairman Hunter turned the floor over to Mark Eidelson, Land Plan, Inc. who
conducted another workshop on the construction of a new zoning ordinance.

Matters reviewed and discussed:

Section 5.11.A&B: definitions for Hunt Clubs, Gun Clubs, Shooting Ranges and
Archery Ranges. Precise wording adopted and Special Performance Standards
adopted.

Section 20.19.A thru D: Keeping of Animals. Use the term "livestock".

20.19.E.6 Considerable discussion about setback requirements from adjacent
dwellings. General feeling was that side lot and rear lot setbacks should
be 50 feet from adjacent dwellings and no front yard setback. Mark will make
necessary changes.

20.19.E.7: delete words "conservation district"

Electric Fencing was discussed. General feeling is that a statement should be
enclued that requires any electric fencing to have adequate safeguards
against accidental contact and shock by adjacent property owners or their
guests. Mark will work out the wording.

10 minute recess was taken at 8:10 P.M. and the workshop was resumed at 8:20P.M.

Section 20.20 Accessory Uses, Buildings and Structures

- 20.20.B.1 OK
20.20.B.2: attached garages - OK.
20.20.C OK
20.20.D. Lot Coverage

Considerable discussion and questions about how to read the Table and some of the values in the Table were questioned.

It was felt that the percentage figures in the Table could be removed for clarity. Chart values should be changed to read as follows:

Conservation District:

Less than 2 Ac.	2000 SF
2 - 4.99 Ac.	3000 SF
5+ Ac	5000

Residential District:

Less than 2 Ac.	1200 SF
2 - 4.99 Ac.	2000 SF
5+ Ac	3000 SF

20.20. Prior to a Principal Structure.

Considerable discussion about pole barns on vacant lots. It was generally felt that such structures should be allowed. Some provision should be made to allow storage bldgs on vacant parcels, especially in conservation districts.

Section 4.04.B. Preliminary Site Plan Submittal

Mark suggested a revision of this section to simplify procedures and make the process more efficient. General agreement by the members present.

- Other: (1) Private Road data will be forthcoming from the Township Board after their Feb meeting.
(2) Mark handed out an information sheet to assist in constructing a new zoning map.

Next Special Planning Commission Meeting: 9 Feb 04 and 16 Feb 04 to work on construction of a new Zoning Map.

Next Regular Planning Commission meeting: 22 Mar 2004

Next Joint Meeting date to be determined.

Public Comment: None.

Motion to Adjourn by Bronner/Supported by Schlegel. Motion passed by voice vote.

Meeting Adjourned at 9:18 PM.

Submitted: 
Alan J. Hunter
Chairman

Approved: 2-9-04