

**Birch Run Township
Planning Commission
Meeting Minutes**

Regular Meeting

November 28, 2005

Members Present

Dennis Bronner
Bob Scharrer
Caleb Hart
Ramon Rosas

Jeff Putnam
James Totten
Wyn Wilson

The planning commission meeting was called to order at 7:00 pm by Chairman James Totten with the Pledge of Allegiance. A quorum was present.

There was one visitor in the audience.

1. Alan Hunter

Minutes of the **October 24th 2005** regular meeting were reviewed and approved on a motion by Bronner, supported by Hart. Motion passed 7-0.

Zoning Amendment / Accessory Building Variance Request:

At the request of the ZBA, the Planning Commission worked to make this portion of the Zoning Ordinance more clear and concise and less restrictive.

Motion by Bronner with support by Scharrer to amend the zoning ordinance table 20.20 D as below without a limit on total sq. ft. of accessory buildings allowed.

Motion failed 5-2 with only Bronner and Scharrer voting in support of the motion.

Motion by Bronner with support by Putnam to amend the zoning ordinance table 20.20 D as the following:

Maximum Portion of Any Lot / maximum Total Area of the Lot

Lot Area	Conservation Districts	Residential Districts
0 - 1.99 acres	2.5%	2%
2.00 - 4.99 acres	3.5%	2.5%
5.00 acres or Greater	3.5%	3.0%

Maximum of 10,000 sq feet total accessory structures allowed

Motion passed 6-1 with Hart voting no.

Commercial Vehicles in Residential Districts:

The Planning Commission decided to table this issue to see if the proposed Township Nuisance Ordinance will address this issue.

Township Request to Amend Zoning Ordinance:

Motion by Bronner to deny the Township board's Request to amend the zoning ordinance to allow the Township Board the final approval on site plans 10,000 sq. ft. and above. Motion died from lack of support.

This item was then tabled

Discussion on Changing Meeting Dates:

Motion by Bronner with support by Hart, to change the dates of the Township Planning Commission meetings to the 3rd Monday of each month in the Governmental Center at 7:00 pm.

(This is to allow Building / Zoning Administrator Mike Setzer the opportunity to attend the meetings)

Motion Passed 7-0

Rezoning Request:

Motion by Wilson with support by Scharrer to set up a Public Hearing for January 16th 2006 at 7pm to resolve this issue.

Motion passed 7-0

Township Board Update:

Putnam reported that the Township water contract with the City of Saginaw is progressing and should be finalized soon.

Zoning Board of Appeals Update:

Bronner reported that at the next ZBA meeting they will be sure to discuss the changes to the Zoning Ordinance concerning accessory structures.

Future Meetings:

The next regular meeting is set for December 19th, 2005 at 7:00pm.

All in favor to Adjourn at 9:05pm on a motion by Bronner with support by Hart.

Respectfully Submitted: Ramon T. Rosas, Secretary

Approved: 