

**UNAPPROVED
MINUTES**

Present: DeHaan, Larabel, Keppel, Shaarda, Woltjer

Absent w/ notice: Webster & Dykstra w/ notice

Innovation: Larabel

Planner: Ransford: gregory.ransford@gmail.com, phone 638-1240

Approval of Minutes Shaarda/ Keppel made motion to approve the June minutes with a name change.
Haan to DeHaan

Approve the Agenda: Keppel/ Shaarda approve agenda.

Public Comment: None

New Business **Industrial Use Chapters**

Planner As we proceed through the Master plan and reorganize our information it becomes appropriate to incorporate a better introduction as the hi-lighted areas indicate. Our goal is to make it clearer and better understood. Our link to the regional area was not 100% in place and has therefore been incorporated as well.

Larabel I am wondering what the thinking is regarding the deletion on page 3, third to last paragraph starting with ~~-Agricultural lands or other dedicated open....~~

Planner I felt that it was somewhat of a filler and not necessary.

Larabel Asked the PC group if there were any concerns or discussion. After discussion the PC agreed that the new Industrial Chapter was appropriate and the PC approved the language.

Public and Recreational

Larabel I appreciate the link through a trail system and wondering why this was incorporated in the current Master plan verses having its own separate chapter?

Shaarda When we worked on this before the thought was to incorporate the links verses a separate item. This chapter would give trail systems a stronger focus.

Larabel We have some areas where there could be better connectivity and if there were stronger language or focus we could become strong in all areas.

Larabel After further discussion the Chapter on Public and Recreation Facilities was approved as written by the PC.

Old Business

Commercial Uses

Planner After writing the Industrial Chapter, it became apparent that we could write a more defined opening paragraph that would be more consistent. So I would suggest that if the PC is in agreement we make this change to the Commercial Uses Chapter which includes development bullets.

Larabel Asked the PC if there are any other comments. As none were presented and there were no objections the minor revision to Commercial Uses was approved.

Section 20.6 Restoration and Repairs

Planner I investigated surrounding Townships with regard to Section 20.6 Restoration and Repairs. We have been asked by the supervisor to review and have discussion on our language as to whether it was too restrictive. Specifically, is the burden that the homeowner experiences appropriate?

DeHaan As I have asked before, where is that percent come from?

Planner Typically it is the assessor who determines the percent of loss.

Larabel If the house burns down it is 100% gone.

Planner Any non conforming site which is zoning regulated would be subject to review.

Larabel We recently fixed the problem with our change to set back and right of way. Many non conforming are now conforming.

Keppel What was there a question? Is it on percentage?

Planner There were enough board members that questioned why it could not be rebuilt.

DeHaan Is our language vague?

Planner I would define "real value" and if there is a dispute that it could be brought to the ZBA.

DeHaan Why the ZBA?

Planner They did have standards that they had applied.

Larabel Recognizing that our current Sec. 20.6 language is consistent with surrounding townships and that there was no formal request from the Township board; Shaarda recommended that this be tabled until such time as the township board makes a formal request for review by the PC. Supported by Keppel.

Carried

Public comments on items discussed on the Agenda (limited to 3 minutes)

G. Altman

2724 Adams St.

Stated that her insurance agent has never had someone turned down for a rebuild after a fire. I would not want anyone else to have to go through what we have gone through. Additionally, I want it noted that language in the Commercial section now was not there in 2004 and there is no minutes or public record which would explain why this change is here now.

Wolter

Noted that the minimum lot size went from 1 acre to 60,000 sq. feet.

Ron Koroleski

2967 8th Ave.

Stated that it should not be up to local government whether a homeowner could rebuild. It should be up to the homeowner. It is not fair for government to tell us how we can use our land.

Correspondence

None

PC Comments

None

Motion to Adjourn

Shaarda/ DeHaan made a motion to adjourn the meeting.
Adjourned at 7:45 PM.

Minutes prepared by N. Shaarda, secretary