

**UNAPPROVED
MINUTES**

Present: Dykstra, DeHaan, Larabel, Keppel, Shaarda, Webster, Woltjer
Absent w/ notice: None

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

Approval of Minutes Dykstra/ Keppel made a motion to approve the August meeting. Carried

Approve the Agenda: Shaarda/Woltjer made a motion to approve the September agenda. Carried

Public Comment: None

New Business **Section 20.6 Restoration and Repairs**

Larabel I like that we have defined real value and the option for special use approval.

Planner I want to note that the language in standards Items 1 and 2 are reflective of the Overisel language and Items 3 and 4 are language that I would suggest we review. Also the term "Real value" is value of the property as determined by the assessor.

Larabel Should there be language that deals with a catastrophic event included within this section.

Planner Catastrophic language could be a separate language piece.

Dykstra What is the 60% based on?

Planner It refers again to the determination of "real value".

Larabel Item 1 is really stated already as it is part of the special use statement earlier and I wonder about whether we need item 2. Also item 5 does not need the word "setback".

After PC discussion it was agreed to make the suggested changes:

- Remove items 1 and 2 and remove the word "setback" in item 5 and the PC to review final language next month prior to sending a revised Sec. 20.6 to the Township Board as a recommendation.

Master Plan

Chapter 10 Future Land Use Chapter

Planner I just want to note in the second paragraph the incorporation of language from the Michigan Planning Act.

Larabel Would we want to up our density verses what the current look of the township is?

Webster If we increase our density, people won't have choices and there is a sense in our township that people have moved here for the greater spaces. Of course the down side of this is that we are tax poor verses denser surrounding communities.

Planner It was suggested that in the first paragraph the word "part" be added to show that there are multiple elements used as a basis for zoning changes.

The PC agreed that with the minor changes identified, the Future Land Use Chapter was complete.

Chapter 11 Implementation

Planner We have minimized the zoning plan language by adding the map incorporated in the Appendix. We categorize the township roads and have taken language used by the county. The intent is there and during our last meeting we agreed the combine major and minor roads.

The PC discussed and affirmed the Implementation language.

Old Business **Chapter 5 Commercial**

Planer We realized that our source was old and we have now adjusted to a new source.

The PC discussed and affirmed the Commercial language.

Chapter 6 Industrial Use

Planner The is the same as the last chapter. We have just changed the numbers there and the conclusion is the same. We incorporated the number of acres currently uncommitted.

The PC discussed and affirmed the Industrial language.

Chapter 9 Transportation

Larabel Reviewing prior language and road studies, it looks like we defined arterial roads because we wanted to plan long term.

Woltjer This is a process that had been taking place for many years. There was a time when the township was growing so fast that we were just trying to stay ahead of the game. Now it's a different story.

Larabel Currently our road counts have only changed on Byron Road due to M-6.

Dykstra If we follow the county verbiage that we can't go wrong. If they update than we are updated.

Larabel If we were to state that county primary roads are our arterial roads than we would have to change our language and identify local collector streets.

Planner We don't distinguish primary roads but use the word "county primary" as determined by the Ottawa County road commission.

Webster Is an option the elimination of descriptors and just insert the map in the master plan.

After additional discussion Chapter 9 Transportation was tentatively approved with the following changes to be made: 1) Strike all arterial references and the arterial chart. 2) Reflect the county road map within the language by combining all local roads.

Old Business

Extended Public Comments Regarding Agenda Items Only (3 minutes)

G. Altman Thank you for being opened minded and seeing it (Sec. 20.6) out to the end.
2724 Adams Now the next person does not have the issues that were currently in place.
I would suggest that the Master plan include an area for disaster language.

Ron Korlowski I feel we need to keep the diversity with small or larger lots to allow for
2967 8th Ave. people choices.

Correspondence **None**

Planning Commission Comments:

Shaarda We have been requested to place road paving for the next year on our agenda.

Motion to Adjourn Larabel/DeHaan made a motion to adjourn. 8:20 pm

Minutes submitted by N. Shaarda, secretary.