

May 24, 2016 PLANNING COMMISSION MEETING

Call to Order: The meeting was called to order at 7:00 pm by Chair Craig vanMelle.

Roll Call: Members present: Harry Smith, Ron Remington, Craig VanMelle, Carol Browne, Tammy Taylor.
Also present: Brian MacCartny, Zoning Officer.

The Pledge of Allegiance was recited.

Chair vanMelle welcomed our newest member of the Commission, Tammy Taylor.

Approval of the Agenda: Harry Smith made a motion supported by Ron Remington to approve the Agenda of the May 24th, 2016 Planning Commission Meeting. Motion passed.

Minutes: Harry Smith made a motion supported by Craig vanMelle to approve minutes of the April 24, 2016 Planning Commission Meeting. Motion passed.

Old Business:

A. Aspen Acres Rezoning Request

Mr. Ed Koshar presented a copy of the Aspen Acres covenant and the master deed registered with the state. In the initial offering to the state, the 5 acre parcel known as Lot 1 was not included in the covenant leaving it to be used as he wished. Chair vanMelle said the Commission would have the township attorney review the documents submitted by Mr. Koshar and render an opinion on the township's ability to consider the rezoning request. Mr. Koshar made the point that the homeowners association is a legally registered association representing property owners in Aspen Acres.

The topic of the special assessment for Aspen Acres was briefly discussed. The question of what the money collected by the township at the request of residents can be used for is still in question. Mr. Koshar was advised to meet with the Township Supervisor to review the assessment language to clear up the matter.

B. Rental Property Ordinance

The township attorney reviewed the rental ordinance and made suggestions for additional revisions. The following additional changes were discussed:

Section 2. Definitions

- (a) Add "excluding motels and hotels" to definition of rental property.
- (b) Add "or taxpayer" to the definition of Landlord.
- (c) Add "good" to definition of check.

Section 3. Regulations

Strike all wording from this section and substitute" "It shall hereafter be unlawful for any owner of a rental dwelling regardless of the nature of the ownership thereof to lease or rent the same during any period that the property fails to meet the standards of the current *International Property Maintenance Code*."

Section 4. Regulations for Tenants

Strike this section in its entirety.

Section 5. Inspections

This section was revised to read " Periodic inspections of rental properties will occur during reasonable daylight hours to ascertain compliance with Township Ordinances. Every effort will be made to ensure reasonable prior notice is given to the owner and/or tenant of the premises to be inspected. Inspections will be carried out by the Township Zoning Administrator at his/her discretion. Property owners will be notified in writing of violations and the period given to meet compliance.

Section 6. Appeal to the Township Board

remove reference to Section 4.

C. Review of Zoning Ordinance Revisions

Recommendations from Ordinance Review Committee were discussed. The additional revisions suggested were:

1. Questioned wording in Chapter III Definitions; Section 3.01 rules applying to text (d) which refers to singular and plural use being interchangeable. Secretary Browne will seek attorney advice before removing.
2. Section 3.19. 1(a). Suggestion to repeat minimum finished living area of 980 square feet in Sections referring to R1 and R2 zoning regulations.
3. Section 3.29. (a) change "full" length to "entire" length.
4. Section 3.43. Structure (definition) Change "anything except a building" to "Anything constructed ..."
5. Section 3.55. Zoning Administrator. Remove "also referred to as Building Administrator"
6. Chapter IV, Mapping Districts, Section 4.01 Zone Districts, add G-1 Government District. Redefine R-1 Rural Estate as minimum of 1 acre with minimum frontage of 100 feet.
7. Chapter V, AG District; Section 5.02 Use Regulations, (c)4, remove 20 feet in length in the definition of mobile home.

This review will continue in June.

New Business

None

Zoning Board of Appeals/Zoning Administrator Reports

There has been a request to ZBA for rezoning from Agriculture to Industrial. Also a request for side yard set backs.

Open Discussion on Non-Agenda Items/Public Comment

None

Adjournment:

Adjournment by acclamation at 9:04 pm

Respectfully submitted
Carol S Browne, Secretary