

# **Rollin Township Planning Commission**

## **Minutes of Meeting on November 03, 2016**

### **OPENING**

Chairperson Kapnick called the meeting to order at 7:30 PM

### **ROLL CALL**

Jim Driskill, Bruce Walker, Walt Miller, Douglas Kapnick, Barb McClain, Nancy Nichols  
Mike Clark [excused],

### **APPROVAL OF MINUTES**

The minutes of the October 06, 2016 special meeting were unanimously approved by a motion by Driskill and supported by Walker

The minutes of the October 06, 2016 regular meeting were unanimously approved by a motion by Walker and supported by Miller.

**COMMUNICATIONS / PRESENTATIONS:** None

### **APPEALS BOARD REPORT**

Walt Miller reported on the Appeals Board.

### **TOWNSHIP BOARD REPORT**

Bruce Walker reviewed the items discussed at the Township Board meeting

### **COUNTY COMMISSIONER REPORT**

Jim Driskill reviewed Lenawee County items

### **OLD BUSINESS:**

The Commission discussed the proposed amendments to the Zoning Ordinance that were reviewed in the Special Public meetings on October 6, 2016 and November 03, 2016. The changes included [1] Definitions, [2] Fence Regulations, [3] Off Street Parking, [4] Gun Clubs and Shooting Ranges & [5] Other minor changes.

A motion by Miller and seconded by Driskill to recommend adoption of the zoning changes was unanimously approved.

Chairperson Kapnick discussed the request for Re-Zoning by Steve & Colleen Ream on Shierson Hwy to rent their barn for weddings and other similar events. It appears that the Right to Farm Act may not allow for a rental of a barn for public events. Attorney Lucas provided information about a similar litigated case in Webster Township [Webster Twp v. Waitz, June 7, 2016]. The Trial Court permanently enjoined the Waitzs from operating a commercial event barn in property zoned AG. The Court of Appeals of Michigan affirmed the Trial Court.

The Commission discussed the request and the concerns including potential number of events, potential for outdoor entertainment and noise, parking, impact on neighboring parcels of land and precedent.

After discussion, a motion was made by Walker and seconded by McClain that the request to consider conditional rezoning request from Mr. & Mrs. Ream be denied [with regret]. Motion passed unanimously.

### **NEW BUSINESS:**

The Planning Commission received a request to rezone property at 251 Devil's Lake Hwy from "Residential" to "Commercial". The members of the Planning Commission have not had time to inspect and review the request, therefore the request was tabled until the December 2016 meeting

Bean Creek Resort LLC owner Marv Nelson met with Rick Arnold, Zoning Officer, and provided Zoning Officer Arnold a copy of a DEQ "Application for Campground Construction Permit" dated October 06, 2016. Also provided to Mr. Arnold was a letter from the DEQ to Bean Creek Resort LLC indicating that the DEQ received the application.

Chairperson Kapnick informed the Planning Commission that Bean Creek Resort LLC was zoned Manufactured Housing Park District [RMH] and that Campgrounds were not a permitted use in RMH. Also, Campgrounds were not a "Permitted Use After Special Approval" in RMH. After discussion, the Planning Commission requested that Mr. Kapnick attempt to meet with Mr. Nelson to discuss this issue.

As of this date, no request to rezone the Bean Creek Resort LLC property has been received.

**NEXT MEETING:** December 01, 2016 at 7:00 PM

**ADJOURNMENT:** Meeting adjourned at 8:15 PM

Respectfully submitted by:

Nancy Nichols, acting Secretary