

Rollin Township Planning Commission

Minutes of meeting on May 1, 2014

OPENING

Chairwoman Nichols called the meeting to order at 7:00 PM

ROLL CALL

Jim Driskill, Bruce Walker, Nancy Nichols, Walt Miller, Barb McClain, Douglas Kapnick

Mike Clark [excused] plus Olis Burch [consultant]

APPROVAL OF MINUTES

The minutes of the April 10, 2014 were approved with a correction on page 2 of Zoning Ordinance, item 10: adding the word "for" between "Providing" and "the". Corrected to read: "Providing for the"

Motion by Driskill, supported by Miller. Motion passed unanimously.

COMMUNICATIONS / PRESENTATIONS

Scott Szeve, representing an investment group, presented materials for an Equestrian Park with campgrounds and horse riding trails near Bean Creek, off Forrester Road. The campgrounds to have sixteen [16] camp sites with electricity & water and four [4] rustic camp sites without electricity or water. Property is zoned "agricultural" and they are requesting a "special use" to allow camping.

After discussion, the commission tabled the request to allow the member of the commission to review the site. Motion by Kapnick and supported by McClain. Motion passed unanimously.

Chairwoman's Comments:

Jim Wood requested the name of a Township contact person to discuss the Veteran's Memorial. The person to contact is Tim Miller.

APPEALS BOARD REPORT

Walt Miller reported that there was no Appeals Board meeting last month

TOWNSHIP BOARD REPORT

Bruce Walker reported the Township Board discussed the Art Festival, surveying the cemetery and the commercial operations on the corner of Manitou Road and Cottage Grove Drive.

COUNTY COMMISSIONER REPORT

Jim Driskill reviewed county items

OLD BUSINESS

The review of the Zoning Ordinance continued with a review of the items discussed at the April 10, 2014 meeting and a page by page review of the remaining document.

1: Section 3.01, item 18: agreed to delete "established grade" and add "floor level".

- 2: Section 3.01, item 31 j: delete "fifteen [15]" and add "forty five [45]".
- 3: Section 3.01, item 40: add "in accordance with State of Michigan building codes"
- 4: Section 4.02, item 1C: delete "twenty five", add "sixteen". Delete "average grade" add "floor"
- 5: Section 4.02, item 1D: delete "average grade", add "floor"
- 6: Section 4.13, item 1: after discussion, it was decided to have Doug Kapnick review wording with attorney. The concern was over the limit of "three animals per dwelling" – check to determine if County has any restrictions and check other Townships. Also concern was expressed over limiting the number of "pets" in agricultural zones. Also, change "traditional pets" to "domestic pets" to conform to definitions [see Section 3.01, item 29].

Finally sub-committee of Nancy Nichols & Doug Kapnick was appointed to attempt to write additional language regarding livestock in rural residential and to review Section 4.02 accessory buildings. **[To be discussed at next meeting]**

- 7: Section 4.16, item 2: delete "thirty [30]", and "forty five [45].
- 8: Section 4.30, item 3.b.12: All tower placements will be subject to State of Michigan current standards.
- 9: Section 10a.04: delete this entire section
- 10: Section 13.01, item 13. Add item 13: "Bait shops".
- 11: We need to determine why "Article XVIII [Extraction of Natural Resources]. **[It appears the document should read" see Section 4.16a"]**
- 12: Section 20.01, item H: Last sentence: delete "rear", add "front". Sentence to read:
"Permanent accessory buildings shall not be located in the required front yard.
- 13: Section 21.03: Second paragraph – delete "one hundred eighty [180], add: "three hundred sixty five [365]"
- 14: Section 21.09: item 5: First sentence – delete "seven [7]", and "fourteen [14]"

NEXT MEETING: June 5, 2014

ADJOURNMENT: Meeting adjourned at 9:00 PM

Respectfully submitted by:

Douglas Kapnick, acting secretary