

CHIKAMING TOWNSHIP PLANNING COMMISSION
MINUTES for
Wednesday, June 2, 2010 Meeting @ 7:00 p.m.

Regular Meeting

Chairman Zarantenello called the meeting to order at 7:00 pm.

Members present: Beemer, Clark, Hackley, Krumrie, Payne, Zarantenello. Ex officio: Bohac.

Absent: Marske.

Approval of minutes of April 7, 2010 regular meeting.

Moved by Payne, seconded by Beemer to approve the minutes, with corrections to the spelling of Chairman Zarantenello's name. Passed unanimously.

Approval of agenda

Moved by Clark, seconded by Payne to approve as submitted. Passed unanimously.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Special Land Use Permit #183 – Garriott-Kass LLC – Single Family in Commercial

The prospective owner of the property presented her plans for the property which involve gutting and rehabbing, creating an apartment on the 2nd floor, and an antique business on the 1st floor. There would be an adjustment to the exterior plan to add 3 parking places and to make the customer parking spaces diagonal so that it would allow easier backing up and pulling out without backing into traffic. Payne asked if there would be exterior lighting and the owner responded that they had no plans for it.

Moved by Hackley, seconded by Payne to set the public hearing for 7:00 pm on July 7th. Passed unanimously.

Helen Site Condominium – Preliminary Site Plan Approval

Rob Andrew of Merritt Engineering presented the site plan to the Planning Commission on behalf of the owners. Bohac gave some of the history of the site. The same Preliminary Site Plan had been approved by the Township Board on Feb. 9, 2006, but had lapsed due to inactivity on the development. It was noted that the wetlands have since changed due to the construction of the road and drainage ditches. The owners are now ready to proceed with construction. Hackley asked about the surface water drainage of the site and Andrews explained it. Krumrie asked about the storm design and Andrews replied that it was designed for a 10 year event. Krumrie asked if the design was done to handle additional roof runoff after construction and Andrews replied yes. Hackley moved to recommend approval of the Preliminary Site Plan to the Township Board based on the assurances from the engineers that the drainage plan would be adequate to handle surface runoff. Clark seconded. Passed unanimously.

Sub-Committee Updates

Krumrie passed out some materials he has gathered regarding lighting. He discussed fully shielded lighting, its adjustment and availability, and noted that studies have shown that unshielded lighting is not necessarily more secure. Beemer presented and discussed some material on lighting ordinances. Hackley suggested that the sustainability committee review the materials and make a recommendation to the Planning Commission. Bohac said that the Commission could then identify their preferences for an ordinance and then we could send it to McKenna for drafting. Jenny Dunnville from the audience commented that she supports such an ordinance, and noted that NPR's Science Friday has promoted dark skies as well.

Krumrie commented that he is looking at other ideas such as "saving green to protect the blue", Low-Impact Development, rain gardens and bio-swales.

Hackley said that he had reviewed the Township Attorney's comments about the proposed overlay districts and the memo from Greg Milliken at McKenna, and recommended that Bohac send both the Planning Commission's review and Hilmer's comments to Greg, to be followed by a conversation between Bohac, Milliken and himself so that Milliken can craft revised language for the ordinance.

Bohac reported that the Board had adopted a "good neighbor policy" and a "noise and nuisance" ordinance at the last meeting based on recommendation from the committee which had been looking at rental property problems. These will go into effect June 22, and be enforced by the police department. Beemer said that the committee's concern was initially on short-term rentals, but they generalized it to deal with nuisances from all properties.

Payne move, Clark seconded that the meeting adjourn. Passed unanimously.

Respectfully submitted,

Tom Hackley
Chikaming Township Planning Commission Secretary
6/10/2010

Sub-committee updates

Hackley brought to the attention of the Commissioners the Code Enforcement Workshop being presented by the Extension Service on May 11. Krumrie, Marske, and Zarantenello would like to attend, and Marske will bring it up at tomorrow's meeting of the Board of Trustees.

Hackley brought to the attention of the Commissioners the proposals received by the County Road Commission in response to the RFP on the Red Arrow Corridor Study. The proposals have not yet been reviewed by any of us. Zarantenello agreed to read through them, provide input to the Board, and return them to Bohac.

Krumrie, chair of the Sustainability Subcommittee would like to make a presentation at the next meeting regarding lighting standards. He would also like to hold a public meeting the week of May 10 on the topic of wind power, and wind turbines to gain public input to possible zoning ordinance changes. The Commissioners supported both proposals.

Hackley requested that the Sustainability Subcommittee take up a review of where and under what conditions livestock be allowed in the various zoning districts of the township. Some discussion followed. This was added to the list of topics the subcommittee will consider

Comments from public

There were no comments.

**Moved by Payne, seconded by Clark to adjourn the meeting. Passed unanimously.
Meeting adjourned at 7:58.**

**Tom Hackley
Secretary
April 7, 2010**