

Homestead Inland Joint Planning Commission
7:00 pm Inland Township Hall
Bendon, Michigan
May 20, 2008
Approved 17 June 2008

Meeting called to order at 7:00 pm

Pledge of Allegiance recited.

Members Present: Bruce Andersen, Christy Andersen, Bill Sholten, Fred Poynor, Dan Moore, Mary Miller, Roger Hubbell, Sharon Peregoy, Jessica Wooten, and Zelda Gray.

Others Present: Cathy Demitroff, Jerry Bush, Paul Beechcraft, Marilyn Wareham, and Glenn Puit.

Minutes from 15 April 2008: Mary Miller made motion to approve as written, Bill Sholten seconded. Discussion by Roger Hubbell under Old Business, Interviews were held at the Homestead Township Hall. Change Inland Township Hall to Homestead Township Hall. Mary Miller amended her motion so that Old Business will be corrected to read that the Zoning Administrator interviews were scheduled for Homestead Township Hall. Bill Sholten seconded with correction to the spelling of his name to be Sholten vs Sholton. All Ayes, No Nays, Motion carried.

Minutes from 29 April 2008. Mary Miller had a typo correction on page four. Need to change "I have and unfair advantage" to "I have an unfair advantage". With this correction Mary Miller made the motion to accept the minutes as written, Roger Hubbell seconded the motion. All Ayes, No Nays, Motion Carried.

Correspondence: Mary Miller wanted to remind everyone about the meeting next Wednesday in Traverse City at the Hagerty Center for the Michigan planning and updating the Michigan Zoning enabling act. Registration starts at 4:45 and the meeting starts at 5:30 and goes until 9:30.

Bills: Platte River Printing for 20 copies of the Joint Master Plan, and Roger Williams for printing of the Zoning Ordinance. Both have been paid.

Old Business/Report of Township Board Representatives: Zelda Gray stated that on 5 May 2008 Homestead Township has adopted the Master Plan, approved the budget, and agreed with the recommendation of Roger Williams for Zoning Administrator.

Mary Miller stated that on 12 May 2008 Inland Township accepted the Master Plan, created a Master Plan resolution so they could adopt it, approved the proposed budget for 2008-2009, and also approved of Roger Williams for Zoning Administrator.

New Business: Review of the Zoning Ordinance: Roger Williams did revisions. He reprinted the Zoning Ordinance to print on both sides. New text is in bold type.

Article II. Definitions were added to include the definition of "glare" and family was clarified.

Article III. Several Changes were made in this section.

- Yard sales: All signs are to be removed after seven days was added.
- Billboards: Text was added concerning light levels of billboards.

- Sign for zoning: Sign requirement for zoning districts was added.
- Light Emitting Diodes (LED): Text was added concerning use of LEDs.
- Radius for Cul-de-sacs: Text was changed concerning radius and overhead clearances.
- Supplemental regulations: Added text clarifying Supplemental regulations.

Article V

- Summary sheets were added for each zoning district.
- Site Plan Review was added to paragraph 4.

Article VII

- Typo correction on page 113

Article VIII

- Administration and enforcement, typo correction.
- Added reference to Site Plan Review. Text was added to clarify when notice hearing is published. for public

Article IX

- Board of Appeals: Sexually oriented businesses: Best to let legal review this area.
- Add text to put sexually oriented business under special use under general requirements.

Christy Andersen made the motion to have this text added. Mary Miller seconded the motion. All Ayes, No Nays, Motion Carried.

- Send this to legal review before public hearing.
- Need a few parcels in each Township for this to keep from being exclusionary.

- Change 1,000 ft in #2 and #3 on pg. 99 to 500 ft.
- Possibly review Blair Township's Ordinance.

Zelda Gray made the motion to have this sent for legal review with corrections.

Mary Miller seconded the motion. All Ayes, No Nays, Motion Carried.

Roger Williams will be sending for legal review. Dan Moore will be sending a letter to the attorney authorizing Roger Williams to discuss this.

Zoning Maps: Updated and color-coded to specify commercial and residential.

- There is no industrial use listed, there should be text added to allow light

industrial uses. Add #7 on pg. 93 for light industrial.

Christy Andersen made the motion to change the mobile home park on US 31 to commercial from residential. Keeping the front commercial and zone the back residential.

Roger Hubbell: Motion Dead due to lack on second.

Zelda Gray made the motion to leave it zoned as is, commercial.

Bruce Andersen seconded the motion. All Ayes, No Nays, Motion Carried.

Residential Districts:

- There are three residential districts and we need to specify where they will be on the zoning map.
- There are 5 acre, 2.5 acre, 1 acre, and mixed consisting of 20,000 sq. ft.
- Article 5, zoned 5 acres and greater as forest residential.
- Article 5, zoned 2.5 up to 5 acres as rural residential.
- Article 5, zoned 1 acre to 2.5 acres as single family residential.
- This should be done to maintain conformity.

Draft Contract for Zoning Administrator:

- Clarified mileage to be paid from Office to site.
- Roger Williams will submit a monthly invoice for supplies.

- Change 14-day resignation notice to a thirty-day (30) notice as to resignation.

Mary Miller made the motion to accept the Contract for Zoning Administrator with re-wording and changes.

Zelda Gray seconded the motion.

All Ayes, No Nays, Motion Carried.

Review of Land Use Fees:

- Currently the County is on a sliding scale for accessory buildings and garages by square footage and value.
- Subdivision control ordinance and condominium subdivision: These should be combined.
- There should be a flat fee for condominiums and not by unit; a \$500.00 fee is reasonable for this due to multiple meetings required.
- Planned Unit Development should also be set at \$500.00 due to multiple meetings also.
- Cellular Communication Towers is to be set at \$350.00.

Date for Public Hearing for Zoning Ordinance: Roger Williams stated that he could get the Draft to legal by the end of May. We can review the Zoning Ordinance during our June 17th meeting and hold the public hearing in July after the meeting on the 15th so if there are any changes that need to be made there is time to make them. July 21st is the tentative date for the Homestead Township public hearing and July 22nd is the tentative date for the Inland Township public hearing. A notice must be placed in the paper 15 days prior to the meetings. Public hearings as well as regular meetings will be held at 7pm

Open Public Discussion:

Glenn Puit: I just wanted to say that under the adult business ordinance another possible resource for you is Emmet County. They have an adult business (unintelligible) they went to federal court and fought it and have since crafted and ordinance up there that is extremely stringent on these types of businesses, so you may want to call them and see what they have on paper, it may be very valuable. The other thing I wanted to do was commend you on your progress. I know there may be some issues they we may have disagreed on but nonetheless; I meant what I said on day one. I respect your ability to control your own destiny here in these Townships and I wanted to commend you on that. Finally I know you have scheduled your meeting for May 28th but you may know that the Grand Vision is meeting in Benzie County on the 28th which is a very valuable resource to people in your position I think because some of the nations fore most planners will be there and even though the Townships are doing their own Master Plan and Zoning Ordinance it is still an opportunity for you to plot out on a map not only what happens in Benzie County but what happens in surrounding areas regarding transportation and land use. If anyone is interested in going to that I would love to be able to help you facilitate it and I think you would find it quite enjoyable it is really a neat experience and with that I thank you.

Jerry Bush: Keep up the good work.

Cathy Demitroff: Great Job.

Board Go Round: Mary Miller stated we should keep our time cards for a while and accumulate it. Mary Miller also said that Paul Beechcraft had just given her information for Inland Township fees that were in 2000 for comparison.

Christy Andersen: Do we need to look for another Planner? Roger Williams will continue to be the Inland Township and Homestead Township Planner. Christy Andersen also wanted to know how Roger Williams would be paid. Roger Williams stated that it would come from different budgets.

Zelda Gray made the motion to adjourn.

Jessica Wooten seconded the motion.

All Ayes, No Nays, Motion Carried.

Meeting adjourned at 8:56pm.

Submitted by
Sharon Peregoy
JPC Recording Secretary

Approved by
Dan Moore
JPC Secretary