

**Homestead and Inland Townships
Joint Planning Committee Workshop
Homestead Township Hall
11508 Honor Highway
Honor, MI 49640
August 19, 2008 at 7:00P.M.
Approved 16 Sep 2008**

Meeting Called to Order: 7:00pm.

Pledge of Allegiance Recited:

Members Present: Bruce Andersen, Roger Hubbell, Mary Miller, Dan Moore, Fred Poynor, Bill Sholten, Sharon Peregoy.

Members Excused: Christy Andersen.

Members Absent: Zelda Gray and Jessica Wooten.

Other Present: Cathy Demitroff, Keith Bonney, Dave Neiger.

Open Public Discussion: None.

Agenda: Mary Miller made the motion to accept the agenda as is with no additions. Bruce Andersen seconded the motion, All Ayes, No Nays, Motion Carried.

Minutes from 28 July 2008: Correction; Change amount to be transferred from Inland Township from \$10,000.00 to \$8288.22. Mary Miller made the motion to accept the minutes with corrections, Bill Sholten seconded the motion, All Ayes, No Nays, Motion Carried.

Correspondence Received: Mary gave notice of an upcoming citizen planner course in Bear Lake .

Bills: None.

Budget Report: Roger Hubbell handed out a copy of the Budget Report (Attached).

Report of Township Board Representative:

Inland Township: Mary Miller reported that Inland Township had transferred \$8288.22 into the Joint Planning Commission funds and that Inland Township had also approved the recommendation for the Zoning Administrators equipment and supplies as presented. Mary Miller also turned in the vouchers collected at the last JPC meeting.

Homestead Township: Zelda Gray was not present and there was no report given. Cathy Demitroff stated the Homestead Township has not had a meeting since the last JPC meeting.

Old Business: None.

New Business:

Review of Zoning Ordinance: Roger Williams handed out the new copies of the Zoning Ordinance. Roger Williams stated that the notices of Public Hearings were in both the Benzie County Record Patriot and the Traverse City Record Eagle. As of yet, the Zoning Ordinance is not on the web site.

Public Hearings: Roger Williams stated that there are two Public Hearings coming up. Homestead Township will have their Public Hearing on 26 August 2008 at 7:00pm, and Inland Township will have their Public Hearing on 27 August 2008 at 7:00pm. Roger Williams wanted to remind Dan Moore that he should receive a proof of Publication from the Benzie County paper and Record Eagle paper. Dan Moore stated that the papers were going to be sending the bill to Inland Township . The proof of Publication needs to be part of the public hearing record. Roger Williams stated that the public hearing should begin with Dan Moore reading the public hearing notice. Roger Williams stated that he should present the Zoning Ordinance and give a summary of what the 15 Articles are all about. If we have written comments (taken until 5:00pm the evening of the public hearing), they should be read into the record of minutes and then verbal comments should be taken from those in attendance. We should follow the guidelines from the regular meetings and keep the same time lines being 3 minutes for individuals and 15 minutes for a group. After the public has spoken then the JPC may ask questions, if they may have any. Then the Public Hearing should be closed.

Adoption of Zoning Ordinance: Roger Williams stated that on the second night of hearings (Inland Township, 27 August 2008), that if the JPC feels that everything with the Zoning Ordinance is in order and that it needs no major corrections or changes, they should be able to adopt the Zoning Ordinance that same night. Then the Zoning Ordinance will go to the County Planning Commission for their review. The County Planning Commission has 30-days to review it. Then the Zoning Ordinance will go to both Townships (Homestead and Inland) for their Approval at the October meeting.

The earliest the Zoning Ordinance could be adopted is the first or second week of October.

Update by-laws: Roger Hubbell stated the we need to update the by-laws. There is no copy of the by-laws. Dan Moore stated that he has a copy somewhere at home and will get them and update.

Cover Sheet for Master Plan: Roger Hubbell stated that according to the class they went to under Section 43, that the Master Plan had to have a statement recording the planning commissions approval of the master plan signed by the Chair or Secretary of the planning commission. As of yet, this has not been done and when it is completed, it should be placed on the inside cover of the master plan and zoning maps.

Open Public Discussion: None.

Board Go Round:

Dan Moore: No comments.

Bill Sholten: No comments.

Bruce Andersen: What Roger Williams has done has been tremendous, and for all the hard work that Roger Williams has done, We thank you.

Mary Miller: Thanked Roger Williams for all his hard work.

Fred Poynor: Thanked Roger Williams for all his hard work.

Adjourn: Bill Sholten made the motion to adjourn the meeting, Mary Miller seconded the motion, All Ayes, No Nays, Motion Carried. Next Meeting is the Public Hearing at Homestead Township Hall on 26 August 2008, at 7:00pm.

Submitted by
Sharon Peregoy
JPC Recording Secretary

Approved By
Dan Moore
JPC Secretary