

Homestead Inland Joint Planning Commission

Public Hearing

7:00pm Homestead Township Hall

Honor, Michigan 27 August 2008

Approved 16 Sep 2008

Meeting Called to Order: 7:02pm.

Pledge of Allegiance recited.

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

Others Present: Linda Wilson (Inland), Cathy Demitroff (Homestead), Keith Bonney (Inland), Carol Moore (Homestead), Paul Beechcraft (Inland), Glenn Puit (Michigan Land Use Institute), Cliff Graves (County Planning Commission), Kathy Ralston (County Planning Commission).

Public Notice: Dan Moore read the public notice into record and stated both Public Hearings were posted in the Benzie Record Patriot and Traverse City Record Eagle on 6 August 2008.

Correspondence received: A letter from Mike Kramer was re-read from the Public Hearing held at Homestead Township Hall on August 26, 2008. The Letter stated:

I, Mike Kramer, am a resident from Inland Township. I live at 1637 North Thompsonville Hwy. I support all efforts and Joint Zoning between Inland and Homestead Townships, and feel very positive for our Townships. Thank you very much for all of your diligent work towards Homestead and Inland Townships Joint Zoning, Sincerely, Mike Kramer.

Introduction of Commission Members: Roger Hubbell introduced all the Commission Members.

Homestead Township: Fred Poynor, Dan Moore, Jessica Wooten, Zelda Gray, and Bill Sholten.

Inland Township: Christy Andersen, Bruce Andersen, Mary Miller, and Roger Hubbell.

Background of Planning Commission Members: Roger Hubbell gave a brief summary of the Commissioning Members background.

Overview of Zoning Ordinance: Roger Williams, Zoning Administrator, gave a brief overview of the Zoning Ordinance and covered each of the Fifteen (15) Articles.

Open Public Hearing: Roger Hubbell gave the ground rules for the public hearing. He opened the floor to the public at 7:18pm.

Linda Wilson: No Comment.

Kathy Demitroff: No Comment.

Keith Bonney: I just want to say that I support the Inland and Homestead Joint Zoning. I want to thank you guys for all your hardwork and I think it's great.

Paul Beechcraft: No Comment.

Carol Moore: I just want to thank you for all the work that you have been doing. I really appreciate all that you have done and I am behind you all the way.

Cliff Graves: No Comment.

Glenn Puit: I just wanted to say thank you for all your cooperation and I think what you have done is wonderful.

Close of Public Hearing: Roger Hubbell closed Public Hearing at 7:20pm.

Zoning Ordinance Action: The Homestead Inland Joint Planning Commission adopted the Zoning with the following changes to be made.

- Page 6/7: Remove the second definition of Bedroom on page 7 and leave the definition of Bedroom on page 6. Christy Andersen made the Motion to approve this change, Zelda Gray seconded the motion, All Ayes, No Nays, Motion Carried.

- Page 104, Section 9.7B: Roger Williams stated that "Housing Community" should be removed and replaced with "Minimum lot size should be". Mary Miller made the motion to accept the change, Bruce Andersen seconded the motion, All Ayes, No Nays, Motion Carried.

- Page 108, Section 10.4: Remove "Carry-out restaurants, fast-food establishments from Uses Permitted Subject to Special Use Approval. Christy Andersen made the motion to approve the change, Zelda Gray seconded the motion, All Ayes, No Nays, Motion Carried.

- Page 136, Section 14.4A Fees: Add Number 9. Fees for Major and Minor Site Plan Review and Add Number 10. Fee for Ordinance and Map Amendment. Christy Andersen made the motion to add the additional fees, Mary Miller seconded the motion, All Ayes, No Nays, Motion Carried.

- Page 140, Section 14.12D: Roger Williams stated that in Section 14.12D1 the reference to Section 14.5 is incorrect and should be changed to Section 14.4. Mary Miller made the motion to accept the change, Bruce Andersen seconded the Motion, All Ayes, No Nays, Motion Carried.

- Christy Andersen stated that there were two changes made to the Zoning Map for Homestead. Added Rural Residential Zoning to the Honor Village owned parcel in Section 9, that contains the Sewage Treatment Facility and a parcel in Section 8 South of the Platte River changed from Forest Residential to Mixed Residential. Mary Miller made the motion on approving the changes, Christy Andersen seconded the motion, All Ayes, No Nays, Motion Carried.

Christy Andersen made the Motion to Adopt the Zoning Ordinance with Changes, Zelda Gray Seconded the motion, All Ayes, No Nays, Motion Carried.

Roger Hubbell stated that resolution needed to be signed for presentation to the Homestead and Inland Township Boards, and County, and are to be signed by Chairman Roger Hubbell and Secretary Dan Moore. Christy Andersen made the Motion that the resolution be signed by Roger Hubbell (Chair) and Dan Moore (Secretary) and sent to the Homestead and Inland Township Board and County. Zelda Gray seconded the Motion, All Ayes, No Nays, Motion Carried.

Board Go Round:

Dan Moore: Thank Public for attending.

Jessica Wooten: Nothing further.

Zelda Gray: Wanted to thank everyone for coming to the meeting and for their support.

Christy Andersen: Thanked everyone for their support. Roger Hubbell: Nothing further.

Bill Sholten: Appreciates the support from the Community and thanks everyone for coming.

Fred Poynor: Thanked everyone for their support.

Mary Miller: Thanked everyone for coming and for their support.

Bruce Andersen: We have been through a lot with this ordinance. This would not be possible without everyone and appreciates everyone that has worked on this.

Adjourn: Meeting Adjourned at 7:42pm. Motion by Mary and seconded by Zelda, all Ayes, No Nays, Motion Carried. Next JPC Meeting is scheduled for 16 Aug 08, at 7:00pm, Inland Township.

Submitted by Sharon Peregoy JPC Recording Secretary

Approved By Dan Moore JPC Secretary