

**Homestead and Inland Townships  
Joint Planning Committee Public Hearing  
Homestead Township Hall  
11508 Honor Highway  
Honor, MI 49640  
April 21, 2009 at 7:00P.M.  
Approved 21 July 2009**

Meeting Called to Order: 7:00 pm

**Pledge of Allegiance Recited:**

**Members Present:** Cathy Demitroff, Marshall Lambertson, Mary Miller, Christy Andersen, Jessica Wooten, Roger Hubbell, Bruce Andersen, Dan Moore, Sharon Peregoy.

**Absent:** Fred Poynor.

**Others Present:** Cloral Beeler, Jerry Bush, Kathy Ralston, Paul Beechraft, Lisa Whitney and Steve Whitney.

**Agenda:** Mary Miller made the motion to accept the agenda as written. Cathy Demitroff seconded the motion; All Ayes, No Nays, Motion Carried.

**Correspondence:** Jeanne Peters sent a letter in regards to a Water Resolution that Traverse City and Benzie County passed. Also received a letter from Mary Lappan about her concerns on an ORV proposal that has been sent to Benzie County .

**Approval of Minutes:** Mary Miller made the motion to accept the minutes from 17 February 2009 as written. Christy Andersen seconded the motion; All Ayes, No Nays, Motion Carried.

Mary Miller made the motion to accept the minutes from 24 March 2009 as written. Christy Andersen seconded the motion; All Ayes, No Nays, Motion Carried.

**Approval of Bills and Vouchers:** Dan Moore stated that there were 2 billings from the Record Eagle and the Record Patriot for the Public Hearing Notices. January 28 th , Record Eagle was \$78.30 and the Record Patriot was \$50.08, for a total of \$128.38. The publications for the March 4 th meeting were, Record Eagle \$78.30 and the Record Patriot was \$46.95, for a total of \$125.25, and with a Grand Total of \$253.63. Mary Miller stated that she has a bill for photo copies for \$1.40. Bruce Andersen made the motion to pay \$253.63 for Public Hearing and \$1.40 for photo copies. Marshall Lambertson seconded the motion; All Ayes, No Nays, Motion Carried.

Roger Hubbell made the motion to approve vouchers, Dan Moore seconded the motion; All Ayes, No Nays, Motion Carried.

Open Public Discussion: None, closed Public Discussion.

**Township Reports:**

Cathy Demitroff reported that Homestead Township had approved the Mass Gathering Amendment at their 2 April 2009, Township Meeting.

Mary Miller reported that Inland Township had also approved the Mass Gathering Amendment at their 13 April 2009, Township Meeting. Mary Miller also spoke about the correspondence from Jeanne Peters on the Water Resolution.

Report from Zoning Administrator, Roger Williams: Roger Williams stated that he has sent a letter to Mr. Mussina regarding the Mass Gathering Amendment and has not yet heard back from him.

Roger Williams also stated that Mr. Grant, who has a 70 acre parcel for sale along US 31, has decided to leave it listed for sale as residential.

Mr. Steve Whitney would like to expand his non-ferrous metal business. Roger Williams did go out to the property and speak with Mr. Whitney about what he would like to do with his property and how he wanted to do it. Roger Williams introduced Mr. Whitney and asked that he talk to the board, and explain what it is he wants to do.

Mr. Steve Whitney, 20685 Rose Road , Bendon. Mr. Whitney stated that he would like to expand his business by buying a forklift and a bailer. He would also like to increase the size of his building to a 30'x 40'. This would allow him to keep all the aluminum inside, and be able to make the loads he sends out, more compact and not have to ship it loose.

Roger Hubbell asked what the ordinance said about a non conforming use.

Roger Williams replied: The statute says that a non conforming use can continue the way it is without any interference from the Township. But, if a person wants to expand, that can only be expanded by the Board of Appeals. That was the first option that I gave him in the memo. This is not a sure thing. I also gave him the option of going into the Commercial district.

Roger Hubbell asked if it was the entire 6 acres that was non conforming or just where the current business is located on the property?

Roger Williams stated that it is just where the current business is located on about and acre/acre and a half of the total 6 acre parcel that Mr. Whitney owns.

Mr. Whitney was asked to draw a rough sketch of the current building and the one that he plans to add to it. According to the sketch Mr. Whitney drew for the board there would be no common wall between the current building and the addition he would like to add.

Roger Hubbell then called for a board-go-round vote. One Aye, 7 Nays, Request was currently denied.

Mr. Whitney was advised that he was more than welcome to come back to a future meeting with a new plan for his addition, that would allow the new building to share a common wall with the existing building, and that the board would be willing to revisit this at a later date.

Roger Williams also reported that the Commercial Rezoning has gone to the County and should be coming back to the JPC soon. Mr. Williams stated that he is not sure when the two Townships will get this from the County, or when 30 days has passed, whichever one comes first. Your attorney, Mr. Graham, has recommended that both Township boards review and take action on that Amendment because of the Joint Planning Commission Act that you are under. My feeling is that a Special Meeting just for that topic, and having a joint meeting with the two boards together, would be the best way to handle that situation, and I think that it would also be very wise to have legal council in attendance at this special meeting. This is something that will be coming up in the next two or three weeks.

Cathy Demitroff stated that she felt if the JPC was going to have legal council at the meeting that it should be the Zoning Legal Council. Roger Hubbell was in agreement with this idea. Bruce Andersen stated that he was concerned about the cost of having all three attorneys present, those being Inland Township Attorney, Homestead Township Attorney, and the Zoning Attorney.

Open Public Discussion: None, closed Public Discussion.

Board Go Round: Nothing.

Roger Hubbell made the motion to adjourn the meeting, Mary Miller seconded the motion; All Ayes, No Nays, Motion Carried.

Submitted by  
Sharon Peregoy  
JPC Recording Secretary

Approved by  
Dan Moore  
JPC Secretary