

Homestead Inland Joint Planning Commission
Inland Township Hall
Bendon , Michigan
19 January 2010 , 7:00pm
Approved 16 February 2010

Meeting Called to Order: 7:00 PM .

Pledge of Allegiance Recited.

Members Present: Bruce Andersen, Christy Andersen, Cathy Demitroff, Roger Hubbell, Roger Chorley, Dan Moore, Fred Poynor.

Members Excused: Mary Miller, Jessica Wooten.

Other Present: Robert Somerville, Randy and Sue Miller, JP Voss, Jerry Bush, Roger Williams (ZA).

Agenda: Bruce Andersen made the motion to accept the agenda with additions, Cathy Demitroff seconded the motion. Six Ayes, No Nays, 1 Abstained, 2 Excused, Motion Carried.

Approval of Minutes:

20 Oct 2009 : Cathy Made the motion to accept minutes as written, Dan Moore seconded the motion. Six Ayes, No Nays, 1 Abstained, 2 Excused, Motion Carried.

8 Dec 2009 : Cathy made the motion to approve the minutes with corrections, Roger Hubbell seconded the motion. Six Ayes, No Nays, 1 Abstained, 2 Excused, Motion Carried.

Open Public Comments: None.

Close Public Comments:

Correspondence Received: Michigan Association of Planners (MAP) Class (Attached).

Approval of Bills and Vouchers: Dan Moore made a request to approve payment to the Record Eagle for \$78.30 and \$46.95 from the Record Patriot for a grand total cost of \$125.25. Bruce Andersen made the motion to pay \$125.25 for the Public Hearing Ads and approve Vouchers , Roger Hubbell seconded the motion. Six Ayes, No Nays, 1 Abstained, 2 Excused, Motion Carried.

Report of Township Boards:

Homestead Township Board represented by Cathy Demitroff: Homestead Township Board sent letter asking for more detail on the Budget. The concern was that the budget did not show that Inland had put any of their shares in.

Inland Township represented by Jerry Bush: Nothing to report.

Old Business:

Roger Williams (ZA): Minor Site Plan Review Benzie Transit Authority (Tabled 8 Dec 09): Discussion on Phase one of the Benzie Transit Authority project was viewed and approved at the last meeting. There was also a Minor Site Plan review for the second phase that was tabled. Mr. Somerville is here to update and request approval for Minor Site Plan.

Mr. Somerville: One of the conditions that came up in the last meeting was the third drive entrance, easement, drainage, and gravel coverage. We have redesigned the Site Plan that eliminates the third entrance and remaining are the two existing entrances off US 31. The other change we made is reduced or swept the retention basin and put half of it down below parking lot, moved parking lot up, so that it would be closer to the front door, and put the remainder of the retention basin up above parking lot, which is closer to other catch basin and will pick up all the drainage from the area in the back. We now have a Public Health License for phase one and two for Basins. The third thing was recalculations of the ground area and those have been revised. There was small discussion of the easement. The main issue was access and that has been resolved.

Roger Hubbell: Questions from the Board?

Cathy Demitroff: I believe we had approved the condition of Shield Lighting on the last meeting?

Mr. Sommerville: Yes all three Conditions have been addressed and resolved.

Dan Moore: Has the Impervious Area on Gravel square foot been resolved?

Mr. Sommerville: Yes that has been revised to show accurately.

Christy Andersen: I see that the Easement has been relocated on this plan. Has the neighbor been informed, because it is different than before?

Mr. Sommerville: Protection of the Easement is there; we don't know what the Property Owner is going to build or use the property for. We didn't include them now, but if it comes up in the future, we may have to modify the retention basin. The Question is? How are we going to take care of something when we do not know what their future plans are. Right now all we can take care of is us, and if something comes along, we will have to deal with it then.

Bruce Andersen: Question to Transportation Director, Sue Miller. Sue, what I want to know is where is the money coming from? I take it is coming from the Federal Government and how much is it?

Sue Miller: It is coming from two different funding. Phase I include the new Building, Driveway and is approximately \$680,000 dollars from the Government and an additional \$22,000 dollars from the Audit. Phase II is earmarked and still coming down the pipeline, so we don't have a certain number as to date.

Roger Hubbell: My questions are on the Water Basin . On the original plan the volume was 27,525 feet and now its 20,630 feet. Why did you reduce it by 6,895 feet?

Mr. Sommerville: The requirement by Benzie County was 20,000 feet. We provided 20,630 feet, a little bit extra. We made the Water Basin bigger before, but we don't need the extra size. We meet the requirement from the County and we have the Permit in hand. I'm sorry, what was your other question?

Roger Hubbell: You were going put in a small basin behind the proposed addition?

Mr. Sommerville: Yes, that's being constructed in Phase I now, and it wouldn't show up on this Phase II Plan, because it is an existing basin. We moved that from Phase II to Phase I. And yes, it is going between the existing building and new addition.

Roger Hubbell to Roger Williams (ZA): If they changed their plans after we approved it, does it make the original Site Plan voided?

Roger Williams: They would have to come back to the board with an amendment.

Mr. Sommerville: Are we talking about the retention basin up here.

Roger Hubbell: Yes.

Mr. Sommerville: That has been moved to Phase I to build for logistic purposes, rather than building in Phase II.

Roger Hubbell: So your changing it from what you presented to us over a month ago?

Mr. Sommerville: Yes, were just adding more retention now. There was a concern on where the water was going to go from the building, so we put it in to make sure it was addressed.

Roger Hubbell: One more Question, why is there a difference on the two water basin depths (3 feet vs 4 feet)?

Mr. Sommerville: Each Basin has a different purpose in planning, even though they may not have the same depth. The formula for Volume is: Width x Length x Depth and the County has reviewed, approved, and issued the Permit.

Roger Hubbell: Thank you. Board we need a motion to approve.

Cathy Demitroff: Approved Phase I or Phase II, because they amended Phase I?

Roger Williams (ZA): Phase I you already approved with preconditions. All they done was move one of the basins from Phase II to Phase I. I don't have a problem with that.

Cathy Demitroff: Just making sure. I'll make a motion to accept Phase two, Minor Site Plan, and Bruce Andersen seconded the motion. Roll Call: Dan Moore (yes), Roger Chorley (yes), Cathy Demitroff (yes), Christy Andersen (abstained), Fred Poynor (yes), Bruce Andersen (yes), Roger Hubbell (no). Five Ayes, 1 Nay, 1 Abstained, 2 Excused, Motion Carried .

By-Laws Amendment (Term in office for officers): In the by laws under officers on page 6 the word "any" was changed to "the same" so it would read that the officer shall serve no more than two one year terms in "the same" office. Roger Hubbell made the motion to accept the by law change, Cathy Demitroff seconded the motion. Six Ayes, No Nays, 1 Abstained, 2 Excused, Motion Carried.

Meeting Dates: Changed 16 Jun 2010 to 15 Jun 2010 and added 18 Jan 2011 Meeting to the Schedule (Attached).

New Business:

Roger Williams: Minor Site Plan Review (LA Marine seasonal storage). Application was submitted including a description of the property, property address, and the parcel number. We also have a site plan presented. The proposed use is for single storage of boats outside (Attached).

JP Voss: Mr. Voss gave an overview of the Temporary Storage Area. After in depth discussion with Board Members, Roger Hubbell made the motion to accept the site plan with condition for a six month review, to determine Storage Area, defined Mechanical Use, and whether or not a Special Use Permit may be required. Cathy seconded the motion. Six Ayes, No Nays, 1 Abstained, 2 Excused, Motion Carried.

Land Use Permit and Fee Schedule: Request Board review fee schedule and make recommendations to the Township Boards. A list was given to each Township board for review and recommendations on fees and the Township Boards would like input on fees from the JPC. Roger Williams would like to sit down and go over this and make sure that the fees are reasonable with board members. A committee of board members will review the Fees (Opened).

Zoning Amendments:

1. Fences (require finished side out): No action taken by Board.
2. Minor Site Plan (Expand requirements): Roger Williams will do research to see what other Minor Site Plans from other Townships look like for ideas as to requirements (Opened).
3. Outdoor storage (conflict Sections 3.31 and 6.3): After Short discussion, Board decided to leave as is, no action taken.

Work Plan for fiscal year (FY) 2010/11: JPC members should work on ideas for the next meeting and can email them to Roger Hubbell.

Accomplishments for FY 2009/10: Every member should have a list of accomplishments if anyone has anything to add, please email them to Roger Hubbell.

Budget FY 2009/2010: Roger Hubbell reported that the JPC was under budget.

Capital Improvements for FY 2010/11 (List from Township Boards): Roger Hubbell has list.

Election of Officers: Board decided to table until 16 February 2010 Meeting.

Appointment of Recording Secretary: Bruce Andersen made the motion to appoint Sharon Peregoy Recording Secretary, Dan Moore seconded the motion, Six Ayes, No Nays,

1 Abstained, 2 Excused, Motion Carried.

Citizen Planner Training for new Member: Roger Chorley volunteered to take the Citizen Planner Training Course on line.

Open Public Comments: None.

Close Public Comments:

Board Go Round: None.

Adjourn: Bruce Andersen made the motion to adjourn the meeting, Cathy Demitroff seconded the motion, Six Ayes, No Nays, 1 Abstained, 2 Excused, Motion Carried. Next Meeting is scheduled for 16 February 2010 , 7:00pm at Homestead Township Hall.

Submitted by
Sharon Peregoy
JPC Recording Secretary

Approved by
Dan Moore
JPC Secretary