

Homestead Inland Joint Planning Commission
Inland Township Hall
Bendon , Michigan
7:00 pm Homestead Township Hall
Approved, August 17, 2010

Meeting Called to Order: 7:03 pm

Pledge of Allegiance recited.

Roll Call: Bruce Andersen, Christy Andersen, Mary Miller, Dan Moore, Roger Chorley, Roger Hubbell, Fred Poynor, Cathy Demitroff, Jessica Wooten.

Agenda: Bruce Andersen made the motion to approve the agenda as presented, Cathy Demitroff seconded the motion. All Ayes, No Nays, Motion Carried.

Approval of Minutes: July 20, 2010: Cathy Demitroff made correction on vote on motion two, there were two Nays, not all Ayes. Correction of first sentence under open public input: Add Robert Theobald. Mary Miller made the motion to accept the minutes with corrections, Cathy Demitroff seconded the motion. All Ayes, No Nays, Motion Carried.

Open Public Input:

Close of Public Input:

New Business:

Correspondence: None.

Homestead Township Board report: Cathy Demitroff: Approved the support for the Council of government grants upon the recommendation of the JPC at their August meeting. Passed agreement to the Honor Village president.

Inland Township Board report: Mary Miller: Inland Township agreed with the JPC recommendation.

Cathy Tabb, resident of Inland Township Indian Hill subdivision. Concerned about new neighbor that has moved in and has been keeping horses, at least 3 miniature ponies and 2 mules on her property in the subdivision. She is removing brush and trees in the front of the property that act as a barrier for these animals. Horses are in the back yard and ponies in the front. Cathy made reference to the Zoning Ordinance. She also brought up the right to farm to act that was accepted. Indian Hills has it's own regulations and she wants the JPC to come in enforce the Zoning Ordinance. There were changes that she brought up that were made to the Michigan Right to Farm Act.

Kelly Elliot, Mohawk Trail: Family moved here looking for residential property about 9 years ago. Family is allergic to animals and bought this property because of the area not having farm animals now they have a neighbor that has brought in these animals less than 50 feet from their property.

Richard Fox : What kind of restrictions are going to be put on her. She has 2 and a half acres and already has all these animals, what next pigs and chickens? I moved to the subdivision so that I didn't have to deal with stuff like this right next door. I have nothing against farming and horses, I just don't want them in my back yard.

Roger Williams: I have been involved in this for several months. The lady called and asked what the minimum amount of acreage was to have horses. That was the first and last call, then there was a call from Cathy Tab about the animals that were being housed in her development. There are private deed restrictions on the property there when it is purchased and the Township has no knowledge and jurisdictions. Private deed restrictions rule in private development.

Rich Smith: If there are animals allowed on two and a half acres what are the restrictions?

Tracy Blake: I just want to make sure that the ordinance will be enforced.

Randy Traxler: Our property was set up so that so that our houses were put right in the middle of the property. There is no way they can set up housing for these animals and not have it right on our property line.

(No Name Given) Does she need a permit for the animals?

Cathy Tab: She is claiming protection under the right to farm act. There is no pay that she gets. She is taking it upon herself to do what she wants and is using Acts to protect herself even if they don't really apply.

Board Discussion: There is really not anything we can do about this but acknowledge this.

Cathy Tab: There was something signed at closing but there is no association. If there was an association we would still have to go to court with out an association we still have to go to court.

Richard Smith: Has this problem ever occurred before like this one? Do you feel that you should change the zoning ordinance. This property is zoned residential.

Cathy Tab: What about a home based business such as rescue horses.

Roger Hubbell: I make the motion that we recognize the Indian Hills covenant and restrictions regulations. Dan Moore seconded the motion. All Ayes, No Nays, Motion Carried.

Revision to Master Plan: Revision to include the Village of Honor . Both Townships have acted and approved our recommendation.

Roger Williams: The grant was the main reason for doing this. The grant was denied. We need to ask Honor that with out the grant what are your plans and what is your strategy? Scope of the Master Plans will be different when you are talking about the size of the areas covered by Master Plans.

Robert Theobald: My council and I have come together and have a goal. We have a Master Plan but it is out dated, this is our step forward to join the JPC. We do still want to join you guys in the JPC.

There was some discussion about the Master Plan and if there would be a separate plan for the Village from the JPC. Honor would revise their Master Plan and the tax payers would have to pay for the Master Plan and there would just need to be some amendments. The three need to get together and set up the basics and then you can start meeting as a three party planning commission. Discussion ensued about the number of representatives and revision on Master Plans and so forth.

Discussion of HARP activities: The grant was not awarded, they were impressed but decided against the grant. Rotary charities are interested and it is another option that we are going to pursue, the award should be done in December and we will be using the same proposal. Some discussion on letters of support from people in the community ensued .

Bruce Andersen made the motion to approve HARP in the rotary grant application. No second, Motion died.

Jessica Wooten made the motion to recommend the support to HARP to go after grants for the development of the Master Plan with the stipulation that if the grants are awarded that the JPC reviews the terms and conditions of the grant prior to the Inland and Homestead Boards' acceptance. Roger Hubbell seconded the motion. All Ayes, No Nays, Motion Carried.

Old Business:

Payment Vouchers: Mary Miller made the motion to turn in payment vouchers, Dan Moore seconded the motion. All Ayes, No Nays, Motion Carried.

Minor Site Plan Revisions: Roger Williams spoke briefly on this. Roger pulled some of the requirements from the Major Site Plan and added a number 4 to the current Minor Site Plan. This is still a work in progress and there will be a meeting set for a later date to adopt changes. A public hearing is needed then it can be changed and adopted.

Cathy Demitroff made the motion to hold a public hearing for proposed amendment 10-01 for the next scheduled meetings, Jessica Wooten seconded the meeting. All Ayes, No Nays, Motion Carried.

Training: Christy passed out outline of the training packet for the training on August 31, 2010.

LA Marine: Tabled until the next meeting.

Discussion: Discussion about number of board members should be representative of Honor if they join the JPC.

Board Go Round: Nothing.

Meeting Adjourned at 8:51 pm