

Homestead/Inland Joint Planning Commission
7:00 PM Inland Township Hall
Bendon, MI
Approved* 20 March 2012

1. *Meeting called to order*

7:00 PM

Pledge of Allegiance recited

Roll Call

Mary Miller, Christy Andersen, Dan Moore, Nicki Brown, Bruce Andersen,
Cathy Demitroff, Andy Loveland, Roger Williams,

Jessica Wooten (Member Absent), Fred Poynor (Excused Absence)

2. *Additions to Agenda.*

No comment

Motion to approve by Mary Miller, seconded by Christy Andersen. All ayes. No nays. Motion Carried

3. *Approval of Previous Minutes.*

Mary Miller noted presentation on Wind Energy and Fracking was missing. Also the name Voss was misspelled in 2 places, as noted by Dan Moore. Motion by Mary Miller for approval of minutes to include corrections. Seconded by Dan Moore. All ayes, no nays. Motion Carried.

4. *Public Input*

Nicki Brown presents regulations for public input.

7:05 PM Nicki Brown * Opened Public Input
No Public Input.

5. *Closed Public Input*

7:05 PM

6. *Open Public Hearing*

7:06 PM

a) Nicki Brown presents regulations for public hearing.

- b) Nicki asks board if any board members have a conflict of interest with the rezoning application. No Comment.
- c) Group Presentation on Agenda is switched from C to B by Christy Andersen and Nicki Brown.

Roger Williams presents the board with a staff report of the rezoning application. He states request to rezone a portion from "residential" to commercial for 20522 Honor Highway. He also states the master plan does show this area as commercial in the future. Approximately 2 ACRES, 330' wide by 200' deep and Roger has presented the board with a map. Roger describes the parcel as being a sandy soil parcel with trees along US 31. Surrounding property is of residential use and the township cemetery is across the road. He also informs the board, applicant, JP Voss is currently renting the property and plans to purchase the property in the future and use as a marine/outdoor storage and repair business. The application was accepted on February 7, 2012 and was posted in the Record Eagle and the Record Patriot. All residents within 300' of the parcel were notified. Roger states this is the end of his staff report and asks for questions.

Nicki Brown asks if there was any response from any of the 10 neighbors notified. Andy Loveland states "no". Roger himself also has not heard any response from surrounding neighbors notified.

Christy Andersen asked where the tax ID number was on the application. Roger replied the parcel has not been surveyed out and the current tax ID number is for the parent parcel of 20 acres. Christy stated, "We need to have proper dimensions." Christy also asks if we have to have a survey to rezone said parcel and Roger states, "no".

Bruce asks if the whole 20 acres are to be rezoned and Roger states "no".

Nicki Brown asks Mr. Voss if he has any comments. He states Roger covered everything and I do not have anything to add at this time. He also states, "we will be back with a cite plan." Roger states Mr. Voss will be back for a special use permit and have a cite plan if the rezoning is approved.

Nicki Brown asks, "Does the board have any questions for Mr. Voss?" Dan Moore asks Mr. Danz if he is "OK" with the rezoning. Mr. Danz replies, "Yes".

Close Public Hearing.

7:21 PM

- d) Board is asked to each make a comment or present questions.

Mary Miller states she agrees with Christy we should have the exact dimensions of the parcel .

Andy Loveland asks "what is the minimal split for commercial and are we going to run into problems down the road?" Christy states as long as we do not go below the requirement we should be fine.

Cathy Demitroff agrees the dimensions need to be noted.

Christy Andersen states Roger's report is complete.

Nicki Brown also would like dimensions on the parcel.

Bruce Andersen asks Mr. Voss what type of building he will be building. Mr. Voss responds "we were thinking maybe a pole barn or a steel building."

Dan Moore concurs that dimensions of 330' x 200' are to be noted.

Rob Voss addresses the board asks what the width of the highway right of way. Roger replies, "actually 75' of it is part of the right of way". So useable property is 125', not 200' deep.

Christy Andersen makes a motion to approve the application 12-01 for rezoning at 20522 Honor Hwy, Inland Township, for the area 200' x 300' in the SW corner as shown on the sketch attached to application. Rezone from rural residential to commercial. Mary Miller seconds. All ayes. No nays. Motion carried.

Mr. Voss addresses board, what if we want to add additional property to be zoned commercial. Roger answers, you would have to go through this same process again with a rezoning petition.

7. *Open Public Hearing*

7:33PM

Nicki Brown states Amendment to zoning ordinance, 12-02.

- a) Nicki asks if there is any conflict of interest on the board. Board members answer no.

Nicki reads regulations.

Roger Williams notes amendment as approved at February meeting. Notification posted in Record Patriot and Record Eagle.

- b) Nicki asks for public comment. None.

Close public hearing

7:38 PM

- c) **Nicki Brown** asks board for any comments.
Mary Miller No comment
Cathy Demitroff No comment
Andy Loveland agrees it has been corrected as discussed in February meeting.
Christy Andersen notes an error. Article XIV should be XV.
Nicki Brown No comment.
Dan Moore No comment
Bruce Andersen No comment
Mary Miller moves acceptance of proposed amendment 12-02, as presented with correction.
Andy Loveland seconds. All ayes. No nays. Motion Carried.

8. *Reports*

- a) Homestead.
Cathy Demitroff notes Homestead board adopted budget. She notes a discussion regarding putting the budget on the calendar as all of the other budgets.
- b) Inland
Mary Miller notes budget was approved and adopted on 3-19-12.
- c) Zoning Administrator
Roger Williams reports four Land Use permits applications.
Two New permits for residential additions.
Many questions and phone calls regarding land divisions.

10. *New Business*

- a) Review of Map Conference
Nicki Brown asks comments on first section of workshop. Bruce notes workshop went fast. Christy notes she got useful info.

Comments on second part.
Mary Miller noted it also went fast but was useful. Discussion on Board of Appeals.
Membership of MAPS discussed. Mary noted they are a good group with good presentation of material.

Nicki comments if there is another MAP session she feels everyone should participate.

11. *Old Business*

a) Payment Vouchers.

Christy Andersen motions to authorize payment. Bruce Andersen seconds.
All ayes. No nays. Motion carried.

b) Invoices

Christy Andersen presents invoice for recorder. Total \$42.39.

Bruce Andersen motions invoice to be paid. Dan Moore seconds. All Ayes.
No nays. Motion carried.

Medical Marijuana

Bruce Andersen notes the state is fighting on it. Roger Williams states it will depend on court case and legislation. Bruce asks how long moratorium on ordinances is. Christy answers, December 31.

12. *Open public discussion*

8:52PM

13. *Close public discussion.*

8:53 PM

14. *Board Go Around*

Mary Miller No comment

Andy Loveland No comment

Cathy Demitroff No comment

Christy Andersen Asks, if there is no land division when Mr. Voss returns with cite plan and request for land use permit, should the board be looking at the 20 acre parcel?

Roger Williams states that it sounds like they will not have enough land for what they wish to do and will have to come back for at least another acre. Roger also noted if a boat is not seaworthy it cannot be considered a boat.

Nicki Brown Asks "does Homestead or Inland have a garage sale ordinance?" "Basically preventing a summer long garage sale." Dan Moore looks up the info and states, "garage sales/yard sales may not be permitted on the same lot for more than seven consecutive days during any 90 day period."

Bruce Andersen: No comment

Dan Moore: No comment

Mary Miller motions adjournment of meeting.

Cathy Demitroff seconds. All ayes. No nays. Motion carried.

15. *Meeting Adjourned 9:00 PM*

