

Homestead/Inland Joint Planning Commission
7:00 PM Inland Township Hall
Interlochen, MI
June 26, 2012
Approved August 20, 2012

1. Meeting called to order

7:00 PM

- a) Pledge of Allegiance recited
- b) Roll Call

Cathy Demitroff, Bruce Andersen, Dan Moore, Christy Andersen, Andy Loveland, Nicki Brown, Jessica Wooten, Fred Poynor, Roger Williams
Mary Miller (Absent)

2. Agenda

- a) February 21, 2012 minutes removed. Nicki Brown approved. Cathy motions. Bruce seconds.
Motion carried.

3. Approval of Previous Minutes

March Minutes Addition.

Adjourn time of 9:00 PM added. Jessica Wooten and Dan Moore noted "adopt" misspelled in two areas. Cathy Demitroff moved to approve minutes with corrections. Bruce Anderson seconds. Motion carried.

Jessica Wooten asked about the upcoming training. Cathy Demitroff mentioned she thought there were two training sessions coming up and the topic was "governmental cooperation." Cathy thought there may be two sessions.

4. Public Input

Nicki reads the "public input" regulations.

Open public Input 7:07 PM

No public input

5. Close public input 7:07 PM

6. Open Public Hearing 7:07PM

- a) **Declaration of Conflict of Interest**

Christy Andersen states "yes" and leaves the board table.

b) Staff Report Roger Williams

Roger addresses the board, explains the ordinance. He states his staff report was sent to all board members. He also states two factors are involved. The applicant wishes to store wood chips and wood outdoors and wishes to cut and process wood within his business. A special use permit and a cite plan permit are both needed. In regards to the cite plan. Roger states the master plan shows the subject property to be for commercial use. He has also published notifications with the Record Eagle and the Record Patriot newspapers. He also notified all residents within a 300' area. One resident sent a letter to the planning commission but this was never received through the mail, per Andy Loveland. Roger stated he reviewed the site plan and requested one copy for the board members to review.

In regards to the "special use permit" (the second part per Roger) the applicant needs this for outdoor storage.

Roger said his staff report contains

- Letter from Andersen-Crain (agents for the applicant)
- A supplemental by the applicant
- Purchase agreement from the Board of Realtors.
- Site Plan

In conclusion, Roger stated the board members may set conditions before approval and he included an outline in his report packet with instructions for setting conditions.

c) Presentation by the Applicant

Christy Andersen takes the floor and introduces herself.

She presents a scale drawing to the board members with the proposed parcel.

She states the property is next door to the present asphalt plant.

She states she has a letter from MDOT approving the driveway and she explains the location of the proposed 3000 square foot building. Her description is as follows:

- A small office in the front
- Garage space in the back with a drive-through in the building
- A gravel drive around the building
- Ten parking spaces
- A sidewalk in front
- A driveway to get to storage in the back for the future
- Septic field in corner in front of the driveway
- Storm water run-off on the west side of the parking lot.
- Landscaping screen of plants/shrubs.

Christy states the Soil Erosion Department has reviewed the plan and this business will be for logs, wood chips and firewood. She concludes by informing the board members that landscaping is planned between the business and the neighboring residents.

7:19PM

Close Public Input

7:19 PM

d) Public Comment

Jack Sage introduces himself. He has concerns with dust from the gravel driveway and mold from the wood. He states the asphalt plant has dust. He also states there is a steep grade going to the highway.

7:21 PM

Public Comment Closed.

e) Questions or Comments by Planning Commission

Applicant, Doug Parshall approaches the board. He states his business had one crew which leaves in the morning and returns in the evening. Dust should be limited. He states, "Our goal in five years is to add a second crew. We want to have room to grow." "As far as mold, I do not know, but as far as a fire, I have never heard of a pile of chips bursting into flame." He also states he does not store chips at his current location.

Cathy D.: "What plans do you have for a display area.
Mr. Parshall states, "I may have a rack for firewood.

Nicki B: "What kind of sign are you planning, luminated?"

Mr. Parshall: "A three by three wooden sign right now, but in the future I would like to have one with 31 exposures, maybe a temperature and clock."

Cathy D.: "What is our ordinance on luminated signs?"

Roger W. "Thirty two square foot, four by eight."

Jessica W. "Mr. Sage where is your home located?"

Mr. Sage: "Right next door."

Cathy D. "Mr. Parshall what type of lighting will you have?"

Mr. Parshall: "More for security, just enough to persuade against thieves. "

Jessica W. "Mr. Sage is your main concern dust.

Mr. Sage: "Dust and mold."

Jessica W. "Do you have copies of letters from Soil Erosion and MDOT?"

Christy A.: "Yes, I brought copies."

Jessica W. "When building MDOT entrance, would landscaping be done immediately or down the road."

Mr. Parshall: "Down the road, if we did anything right now, just the entryway."

Bruce A.: "Have you talked to the state about a driveway?"

Jessica W.: "Yes, MDOT. Christy has a letter from MDOT."

Nicki B. "Any more questions."

7:39 PM

Close Public Hearing

f) Action by planning commission.

Nicki B. reads criteria for review.

Cathy D: “We should determine if it meets criteria.”

Jessica W: “Can we pass the MDOT letters around?”

Jessica reads the letter from MDOT and asks the applicant, “What were your thoughts on a culvert?”

Christy A: “We are putting one in.”

Andy L: “Will the approach be blacktopped?”

Christy A: “Yes to the right of way.”

Mr. Sage: “How far back?”

Christy A: “Thirty-three feet.”

Mr. Sage: Thirty three feet from where? Are you sure? I do not think so”

Christy A: “You are right! 75 feet. It is a 150 foot right of way.”

Nicki B. “Do we agree findings are correct?” Board members all agree.

Nicki B. recites the criteria for buildings and asks, “Do we agree?” Board members all agree.

Dan M: “What is the distance of the approach? Approximate from the building to the right of way.”

Mr. Sage: “I am at 150 feet from the road.”

Dan M: “Does the hill flatten out?”

Christy A: “This is all sloping with a valley; we propose in the future it would be leveled out.”

Bruce A: “I am worried about a rain storm during construction.”

Christy A: “When it is complete it will be stabilized.”

Nicki B: “Any more questions on number two.”

Andy L: “What about noise when working on equipment. Will it be a hindrance to the neighbors?”

Mr. Parshall: “Very little noise. I use a licensed mechanic and there would be very little work done.”

Jessica W: “I understand business hours are Monday through Saturday, eight to five so we are not looking at noise outside of regular business hours.”

My concerns are that the neighbor wishes to maintain his quality of life and his primary concern is for dust control. Would you consider extending the driveway?”

Mr. Parshall: “Not now, due to cost. I would consider dust control before I would consider blacktop, meaning brine. I have no idea when I can build a building. Years down the road.”

Nicki B. reads the site plan ordinances and asks board members if they agree or disagree.

Members agree on all ordinances excepting the Landscaping ordinance. This was agreed with conditions that dust control methods are implemented and the purposed landscaping screen is implemented upon the onset of business operations.

Jessica W. moves to approve.

Cathy D. seconds. All ayes, no nays. Carried.

Nicki B. reads the standard ordinances to determine if criteria are met. She asks the members if they agree or disagree. Members agree on all standards excepting C.

Motion by Cathy D. to approve with previously stated conditions from the site plan.

Andy L. seconds. All ayes, no nays. Carried.

8:18 PM

7. **Open Public Hearing** for special use and site plan approval for LA Marine

a) **No conflict of interest on the board.**

b) **Staff Review Roger Williams**

Roger W. presents staff report. He states all board members received his staff report. The outdoor storage requires a special land use permit. Applicant is back for site plan approval and special use permit. Approval to rezone the parcel was previously granted by the planning commission. Notices were published in the Record Eagle and the Record Patriot and also sent notices to all property owners within 300 feet of the property. Rogers asks if any letters were received by the neighboring residents. Andy L. states no. Rogers states he has met with the applicant regarding the site plan. He concludes.

c) **Presentation by Applicant**

Applicant states his name. John Voss

He presents the board with documents for the cite plan and the proposed building.

Christy A. states she does not see setbacks on the drawing.

Nicki B. "Mr. Voss are you done presenting?"

Mr. Voss: "Yeah, I guess."

d) **Public Comment**

None

e) **Questions or comments by the planning commission members**

Christy A.: Roger, are we treating this like a separate parcel? It is shown on here like its own little parcel. Or is it a commercial district within a larger parcel? What are we looking at?'

Roger W.: "Are you questioning because the house is on the site plan?"

Christy A.: How do we look at this?

Roger W.: "The portion shown is the portion that is zoned commercial. I do not consider it a separate parcel."

Dan M.: "Is this the same parcel that we approved."

Roger W.: "Yes"

Christy A.: "No it is not. Part of this is residential. That is not what we approved. What you are showing on this plan is not commercial. "

Mr. Voss: "Well take it off. Take it off, charge me for it, whatever.

Christy A.: "Considering this discussion and you are saying you realize this is not going to fit, I would make a motion that we table the application, until we get resolved."

Mr. Voss: "If you table it without getting it straightened out tonight, I am going to drop it back onto the piece of property. I have got to get it in business. Whether I do that; I own the house, how far do you want it?"

Nicki B.: "It does not matter how far we want it, it is an application that you need to put in for the new rezoning.

Mr. Voss.: "All right. I will.

Christy A.: "Or make your plan fit into what you have rezoned."

Mr. Voss: "I agree."

Roger W.: "It sounds like you need to work with your designer here, and find out what you need for your area of business. Work with your designer and come up with the footage, 450 feet or whatever it might be, and amend your zoning map to accommodate what you want to do.

Cathy D. moves to table the current application until adequate space is determined for commercial rezoning.

Designer from Hedberg Associates, LLC, states to the board I reviewed with applicant and he wanted to revise the amount of land. We missed the meeting to present to the board. There are existing tree buffers on the property that are in a good spot.

Cathy D. moves to table Mr. Voss' LA Marine for special land use and site plan approval until adequate zoning is in place." Jessica seconds. All ayes. No nays. Motion carried.

8:35 PM

Close Public Hearing

f) **Board Action.** Table

8. Reports

a) **Homestead Township**

Cathy D.: "Nothing to report. Actually wait. Andy and I went to the county and got their take on ordinance amendments. It is what took place at the meeting. The board approved it.

b) **Inland Township**

None

c) **Zoning Administrator**

Roger states he has been busy. This spring is different he has not had phone calls regarding trash. Most of the activity in Inland Township for land use permits are two to one compared to Homestead Township. Not new residential construction, but decks and pole barns.

9. New Business

None

10. Old Business

a) Payment Vouchers

Christy A. motions to pay vouchers. Cathy D. seconds. All ayes. No nays. Motion carried.

b) Invoices

None

c) Medical Marijuana

Roger states we have amended our ordinances that anything that violates the state or federal ordinances, is not permitted in the township. There are lots of unknowns. He will keep board members posted.

8:45 PM

11. Open Public Discussion

None

8:45 PM

12. Close Public Discussion

13. Board Go Around

Andy asks if there are any ordinances for fire displays in regards to new laws passed.

Cathy D.: "We will have to check into the legality of that, right Roger?"

Roger W.: "Yes."

Fred P.: "No, nothing. "

Nicki B.: "Fred we are glad to see you back."

Christy A.: "I am going to look at my email about the training session, it sounded good." Nicki states it is August 9th, Thursday, register by July 24th, at McGuire's Resort. We will refer to our emails.

Cathy D.: "Nothing."

Nicki B.: "Nothing."

Bruce A.: "Fred glad you are back."

Dan M.: "Nothing"

Bruce A. makes motion to adjourn. Jessica W. seconds.
All Ayes. No nays. Motion carried.

8:53 PM

14. Meeting adjourned