

MINUTES
Homestead Inland Joint Planning Commission
Inland Township Hall
March 18, 2014
Approved April 16, 2014

1.) Call to Order

Meeting was called to order by Chair Lehn at 7:02 PM.

The Pledge of Allegiance was recited.

Roll Call: Dan Moore, Fred Poynor, Sean Lehn, Roger Hubbell, Richard Fast, Cathy Demitroff, Christy Andersen, Mary Miller and Dale Jeske were present.

Other Staff present: Roger Williams

There were two members of the public present.

2.) Agenda

Motion by Miller ; 2nd by Andersen to approve the agenda as presented.
9 – Ayes; 0 – nays - Motion carried.

3.) Approval of Minutes

Motion by Miller ; 2nd by Jeske to approve the minutes with correction of numbers format to be placed in sequential order. 9 – Ayes; 0 – Nays – Motion carried.

4.) Public Input

Open public input at 7:10 PM.
There was no public input.

5.) Close Public Input: at 7:10 PM

6.) New Business

a.) Lanz Lane – Splitting of lots to accommodate private access.

Presentation by property owner and owner of adjacent property. Issue is the paved driveway and front yard is on adjacent property and parcel is landlocked. Currently the property owner has to cross the the adjacent private property for ingress/egress. Owners would like to split off piece and the sale of driveway property to landlocked property to allow for access. Both property owners are in agreement to the sale and purchase. However, due to Zoning requirement of 2 ½ acre minimum lot size, splitting and subsequent sale would create a non-conforming lot. Additionally, the driveway cannot be affordably moved as it is paved. Zoning Administrator Williams discussed zoning issue and stated was a unique situation. Planning Commission discussed the need for a possible variance and stated the Planning Commission cannot grant variances, the property owners would need to make application to the Zoning Board of Appeals. Property owners stated they wished to hear the Planning Commissions recommendation of situation. Commissioners discussed and clarified that this Board was not an indication of what the Zoning Board of Appeals may decide. Zoning Administrator explained the Appeals process and timeline. No action was taken.

7.) Old Business

a.) Site Plan – Larry Koon

Mr. Koon was not present. Discussion was had regarding changes requested by Planning Commission on the submitted site plan. Zoning Administrator Williams stated if site plan meets requirements of Zoning Ordinance and the Planning Commission recommendations, the Board should be able to act on site plan without Mr. Koon’s presence if the Board so chooses.

Discussion was had regarding sign lighting, property lighting and the placement of the structures on property in regards to the previous site plan submittal. Questions were raised with regard to permits obtained by other agencies and review of access and turn around for emergency services. Questions were raised on the wording on site plan of *‘placement of parking and structures to be determined by owner’*. Questions raised and discussion had regarding the land use permit process and staking inspections. Discussion on signage, the Zoning Administrator stated the sign would require a separate permit and would have to comply with the Zoning Ordinance requirements.

The Board went through the Criteria for Review and **Finding of Facts**;

1. That there is proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes,

service drives, entrance and exit driveways and parking areas to assure the safety and convenience of pedestrian and vehicular traffic, and that the proposed streets and access plan conforms to any street or access plan adopted by the Townships or the County Road Commission.

Discussion; ingress/egress has existing entrance.

Roll call: Miller-yes; Jeske - yes; Moore - yes; Demitroff - yes; Lehn - yes; Poyner - yes; Andersen - yes; Fast - yes; Hubbell - yes.

2. That the buildings, structures and entryways thereto proposed to be located upon the premises are so situated and designed as to minimize adverse effects therefrom upon owner and occupants of adjacent properties and the neighborhood.

Discussion;

Roll call: Miller-yes; Jeske - yes; Moore - yes; Demitroff - yes; Lehn - yes; Poyner - yes; Andersen - yes; Fast - yes; Hubbell - yes.

3. That as many natural features of the landscape shall be retained as possible, particularly, where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood or help control erosion or the discharge of storm waters.

Discussion;

Roll call: Miller-yes; Jeske - yes; Moore - yes; Demitroff - yes; Lehn - yes; Poyner - yes; Andersen - yes; Fast - yes; Hubbell - yes.

4. That any adverse effects of the proposed development and activities proceeding here from upon adjoining residents or owners shall be minimized by appropriate screening, fencing or landscaping.

Discussion; Vacant to East and asphalt to West

Roll call: Miller-yes; Jeske - yes; Moore - yes; Demitroff - yes; Lehn - yes; Poyner - yes; Andersen - yes; Fast - yes; Hubbell - yes.

5. That all provisions of this Ordinance are complied with unless an appropriate variance therefrom has been granted by the Zoning Board of Appeals.

Discussion; No variance requested - Not applicable

6. That all buildings and structures are accessible to emergency vehicles.

Discussion; Developer has not made contact with Inland Fire department to ensure access and turn around. To be a condition.

Roll call: Miller-yes; Jeske - yes; Moore - yes; Demitroff - yes; Lehn - yes; Poyner - yes; Andersen - yes; Fast - yes; Hubbell - yes.

7. That the plan as approved is consistent:

a.) To encourage the use of lands in accordance with their character and adaptability.

Discussion; none

Roll call: Miller-yes; Jeske – yes; Moore – yes; Demitroff – yes; Lehn – yes; Poyner – yes; Andersen – yes; Fast – yes; Hubbell – yes.

b.) to avoid overcrowding of population.

Discussion; none

Roll call: Miller-yes; Jeske – yes; Moore – yes; Demitroff – yes; Lehn – yes; Poyner – yes; Andersen – yes; Fast – yes; Hubbell – yes.

c.) To lessen congestion on the public roads and streets to reduce hazards to life and property.

Discussion; none

Roll call: Miller-yes; Jeske – yes; Moore – yes; Demitroff – yes; Lehn – yes; Poyner – yes; Andersen – yes; Fast – yes; Hubbell – yes.

d.) To facilitate adequate provisions for a system of transportation,

sewage disposal, safe and adequate water supply, education, recreation

and other public requirements.

Discussion; By-product disposal, approval from DEQ of water & sewer,

and GT Health Department approval.

Roll call: Miller-yes; Jeske – yes; Moore – yes; Demitroff – yes; Lehn – yes; Poyner – yes; Andersen – yes; Fast – yes; Hubbell – yes.

e.) To conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties.

Discussion; Not applicable

f.) To preserve property values and natural resources.

Discussion; none

Roll call: Miller-yes; Jeske – yes; Moore – yes; Demitroff – yes; Lehn – yes; Poyner – yes; Andersen – yes; Fast – yes; Hubbell – yes.

g.) To give consideration to the character of a particular area, its peculiar suitability for particular uses and the general and appropriate trend and character of land, building and population development.

Discussion; Industrial District

Roll call: Miller-yes; Jeske – yes; Moore – yes; Demitroff – yes; Lehn – yes; Poyner – yes; Andersen – yes; Fast – yes; Hubbell – yes.

8. That a plan for erosion controls and storm water discharge has been approved by appropriate public officials.

Discussion; permits pending

Roll call: Miller-yes; Jeske – yes; Moore – yes; Demitroff – yes; Lehn – yes; Poyner – yes; Andersen – yes; Fast – yes; Hubbell – yes.

Motion by Andersen; 2nd by Jeske – to approve this site plan dated 2-19-14 with the following conditions:

1. Statement for effect on Emergency services
2. Review by Inland Fire Department.
3. All building locations to be reviewed by Zoning Administrator prior to construction.
4. Permits from GT Health Department and DEQ submitted to Zoning Administrator.
5. Submit waste disposal plan approved by the authority.

9- ayes; 0- nays – Motion passed.

b.) Approval of JPC Budget from Boards 2013/2014

Discussion on adopted budget from prior year adopted by Board.

c.) Video for next meeting.

Planners Moments, Chair will bring equipment needed to view and Zoning Administrator will bring DVD to Homestead Townhall.

d.) Master Plan review.

Discussion was had regarding review of Maste Plan. Demographics have changed, correct typos, current names of officials and commissioners, pictures of new Hall. Public hearing not required to change clerical issues.

8. Reports

a. Homestead Twp Board – Dan Moore

Generator installed, pancake breakfast every Sunday in March, Tribe gave grant monies for Fire Dept. cascade, taking bids for cemeteries and softball concessions, clean-up slated for May 17th.

b. Inland Twp Board report – Mary Miller

Townboard passed budget, lost firefighter Beechraft and will hold fundraiser to help with medical costs at the Eagles Hall on Saturday, April 12th, clean-up slated for May 3rd 9-11.

c. Zoning Administrator

Since January 1st – 2 permits Bendon Eagles Farm Market possible for next meeting; had inquiries on abandoned motel; Supreme Court hearing on Medical Marihuana Act and possible changes to this Act-will have to wait and see; questions regarding fireworks and noise ordinance, will wait on County.

9. Open Public Discussion: 8:26.30 PM

There was none.

10. Close Public Discussion: 8:27 PM

11. Board go around, discussion/announcements

Discussion on Village of Honor and dangerous building.

12. Adjourn

Motion by Miller; 2nd by Andersen to adjourn the meeting.

9-Ayes; 0- nays - Motion carried

Meeting adjourned at 8:31 PM.