

**MINUTES**  
**Homestead Inland Joint Planning Commission**  
**Inland Township Hall**  
**May 20, 2015**

**1.) Call to Order**

Meeting was called to order by Chair Andersen at 7:01 PM.

The Pledge of Allegiance was recited.

Roll Call: Fred Poynor, Christy Andersen, Mary Miller, Dan Moore, Doug Durke, Cathy Demitroff, and Rob Widrig were present. Roger Hubbell was excused. New Commissioner Doug Durke introduced himself.

Staff present: Roger Williams, Zoning Administrator, and Lisa Guerrieri, acting Recording Secretary.

Also present were 8 guests.

**2.) Agenda**

Correspondence was submitted. *Motion by Miller and seconded by Moore* to approve the agenda with addition of correspondence to be added under Old Business item 'd'. *Motion carried unanimously.*

**3.) Approval of Minutes**

*Motion by Miller and seconded by Moore* to approve the minutes of the April 15, 2015 meeting.  
*Motion carried unanimously.*

**4.) Public Input**

Andersen read the rules aloud.

A guest asked if input could be made when the Agenda item was up for discussion. Chairman Andersen stated yes. Input reserved for 6.c.

**5.) Close Public Input:** at 7:07 PM

**6.) New Business:**

**a. Sketch plan review for light industrial use in commercial district.**

The Zoning Administrator presented the staff report and review of a request by Paul and Ann Eckle for a machine shop in existing building, and stated no land use permit would be issued as there will be no

construction.

Presentation by Eckel showing site plan of property and building currently existing.

Board discussion regarding Zoning Ordinance requirements for Light Industrial uses and the previous use of building as auto repair and sales.

Zoning Administrator stated he will allow the business to operate and the Commission could take his decision to the Zoning Board of Appeals if they do not agree with his decision.

*Motion by Demitroff, seconded by Miller to give the Eckles' good graces and allow the use knowing the Ordinance needs to be reviewed on this point, and so businesses do not have to go through the cost and time of a Site Plan Review as required. Further Commission discussion.*

*Roll call vote;*

*Demitroff – yes, Moore – no, Poyner – no, Durke – no, Miller- yes, Andersen – no, Widrig – yes. Motion failed.*

Discussion was had regarding a special meeting as the applicants are under a time constraint.

*Motion by Moore, seconded by Miller to wait until applicants have information together for a site plan review and have the Zoning Administrator contact the Commission to schedule a meeting at the inland hall and to waive the cost of a special meeting.*

*Roll call vote;*

*Demitroff – yes, Moore – yes, Poyner – yes, Durke – yes, Miller- yes, Andersen – yes, Widrig – yes. Motion carried.*

**b. Sketch Plan review for Platte River Flats, reapplication with changes to plan, approved July 2013.**

Brad Elkins of IDF gave presentation and requested extension on approved plan review.

Commission discussion on time limit of one year with no changes. Mr. Elkins stated client would be willing to resubmit for review. Zoning Administrator stated to submit for formal Site Plan Review on June agenda.

**c. Site Plan Review for Coyne Oil Corp. to establish propane distribution facility.**

Zoning Administrator stated application and site plan complete and gave staff report. Dave Ruckle of Coyne Oil presented plan. He stated Coyne has locations throughout state and is a family owned business, and this operation will have no impact on EMS services as Government regulations require training and many safety features on site. Landscaping and Buffers were discussed and shown on site plan.

Owners of site property stated their support.

Commission went through site plan checklist with plan meeting all requirements. Commission proceeded to state findings of fact (see attached A).

*Motion by Durke, seconded by Widrig to approve plan with condition on approval from other entities be received by Zoning Administrator. Soil erosion, MDOT, DEQ and Health Dept.*

*7 – ayes, Motion carried.*

**7.) Old Business**

**a. Frank Post, Benzie County Emergency Manager, to discuss the 2016 Natural Hazards**

## **Mitigation Plan**

Post gave presentation on plan and stated FEMA has approved plan as presented, also this is a voluntary program which allows for submission of grants to remedy natural hazard situations. Board discussion and questions regarding enforcement and authority of plan.

*Motion by Demitroff, seconded by Andersen to recommend to Boards approval with the understanding the Boards can, by means of resolution, withdraw from this program.*

Roll call vote;

*Demitroff – yes, Moore – no, Poyner – yes, Durke – yes, Miller- no, Andersen – yes, Widrig – yes. Motion carried.*

## **b. Review and comment on the draft amendment, Section 3.37, regarding Medical Marijuana, to the Zoning Ordinance.**

Discussion by the Commission regarding draft and home occupations and to allow in certain Zoning Districts. Discussion on a checklist of requirements to be part of the application process. To change #5 - to a maximum number of patients limited to five. To change #7 - hours be removed from draft.

*Motion made by Demitroff and seconded by Widrig to send draft to Boards with corrections for review and Board comments prior to Public Hearing. 7-eyes Motion carried.*

## **c. Payment Vouchers**

*Motion made by Moore and seconded by Demitroff to pay vouchers for those present tonight. 7-eyes Motion carried unanimously.*

## **d. Correspondence**

Letter submitted by property owner Carney regarding zoning or property #08-013-007-10.

Commission to send note to owner stating next review of zoning map, they will research Commercial District zoning.

## **8.) Reports**

### **a. Homestead Twp Board – Dan Moore**

Moore stated clean up day was successful. Playground was installed. New Fire Chief Tim Merko.

### **b. Inland Twp Board report – Mary Miller**

Miller stated clean up day went well. Hired a new Assessor. Mowing and decorating of cemetery for upcoming holiday.

### **c. Zoning Administrator**

15 land use permits have been issued since beginning of year.

## **9.) Open Public Discussion:**

There was none.

**10.) Close Public Discussion**

**11.) Board go around, discussion/announcements**

No discussion was had.

**12.) Adjourn**

Being no more business, Andersen adjourned the meeting at 9:58 PM.

Respectively submitted by Lisa Guerrieri, acting recording secretary