

MINUTES
Homestead Inland Joint Planning Commission
Special Meeting
Inland Township Hall
June 8, 2015

1.) Call to Order

Meeting was called to order by Chair Andersen at 7:00 PM.

The Pledge of Allegiance was recited.

Roll Call: Fred Poynor, Christy Andersen, Mary Miller, Dan Moore, Cathy Demitroff, and Brad Skusa were present. Roger Hubbell and Doug Durke were excused. Rob Widrig was absent.

Staff present: Roger Williams, Zoning Administrator and Sara Kopriva, Recording Secretary.

2.) Agenda

Since this is a special meeting and the full board is not present, agenda as presented to be used.

3.) Approval of Minutes

Add Brad Skusa to Roll Call as absent.

Motion by Miller and seconded by Demitroff to approve the minutes of the May 20, 2015 meeting as corrected. Motion carried unanimously.

4.) Public Input

There was none.

5.) Close Public Input: at 7:04 PM

6.) New Business:

a. Site Plan Review for light industrial use in the commercial district

Williams stated that the fee has been paid, the application was received June 3, 2015 and mailed June 4, 2015.

The applicant briefly explained project, they will be making bolts, screws and washers. There will be no additions to the building, just change of use for interior. There is no chemical waste. There will be some brass and aluminum waste that is collected and recycled.

The Commission reviewed the requirements for site plan and found that all items were included on the plan. There will be no effect on emergency services and the septic system will not be changed.

- 1) That there is a 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.

- All Commissioners agreed that this standard was met

- 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.

- All Commissioners agreed that this standard was met

- 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 water.

- All Commissioners agreed that this standard was met

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

-All Commissioners agreed that this standard was met

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

-All Commissioners agreed that this standard was met

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

-All Commissioners agreed that this standard was met

- 7) That the plan as approved is consistent:

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

- All Commissioners agreed that this standard was met

b. To avoid the overcrowding of population

- All Commissioners agreed that this standard was met

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

- All Commissioners agreed that this standard was met

d. To facilitate adequate provisions for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements

- All Commissioners agreed that this standard was met

- e. To conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land, resources, and properties
 - All Commissioners agreed that this standard was met
 - f. To preserve property values and natural resources
 - All Commissioners agreed that this standard was met
 - g. To give reasonable 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
 - All Commissioners agreed that this standard was met
- 8) That a plan for erosion controls and storm water discharge has been approved by appropriate public officials.
- All Commissioners agreed that this standard was met

Motion by Miller, seconded by Demitroff to approve minor site plan review application as presented. Motion carried unanimously.

7.) Old Business

a. Planners Moments

The commission watched Community Health Assessment video.

b. Payment Vouchers

Motion by Miller, seconded by Demitroff to approve payment voucher for those present tonight. Motion carried unanimously.

8.) Reports

a. Homestead Twp Board – Dan Moore

Board reviewed marihuana ordinance.

b. Inland Twp Board report – Mary Miller

Board appointed new board member and there will be a board meeting next week.

9.) Open Public Discussion:

There was none.

10.) Close Public Discussion

11.) Board go around, discussion/announcements

Miller gave fracking article to Chair.

Williams stated that Mr. Carney will be coming to the June 17th meeting.

12.) Adjourn

Motion by Miller, seconded by Demitroff to adjourn at 7:58 PM. Motion carried unanimously.

Respectively submitted by Sara Kopriva

DRAFT