

MINUTES
Homestead Inland Joint Planning Commission
Regular Meeting
Inland Township Hall
July 15, 2015

1.) Call to Order

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

The Pledge of Allegiance was recited.

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

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

2.) Agenda

Motion by Demitroff and seconded by Durkee to approve the agenda with the addition of "Letter from Inland Fire Chief for Inland Oaks" as item New Business, C. Motion carried unanimously.

3.) Approval of Minutes

Motion by Demitroff and seconded by Moore to approve the minutes of the June 8, 2015 meeting as presented. Motion carried unanimously.

4.) Public Input

Pete Carney stated that Inland Township park was very nice.

5.) Close Public Input: at 7:08 PM

6.) New Business:

a. Site Plan Review for a residential use in a commercial district

Williams stated that the application, site plan and staff report were in the packet. The long driveway is for the ability to turn around the owner's semi truck. This property is zoned Commercial, property to the East is zoned commercial and vacant. Property across road is zoned Rural Residential and the Starlite Motel is zoned Commercial. Andersen is concerned about the residential use being located close to the highway.

The Commission reviewed the requirements for site plan and found that all items were included on the plan.

- 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 and that a commercial driveway permit would be required from MDOT since this could be a commercial use in the future.

- 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. Andersen agreed but expressed concern about the house being located too near the highway.

- 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

- Not Applicable

- 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. Andersen agreed but felt the building should be move back from the highway.

- 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 as it is pending.

Motion by Demitroff and seconded by Durkee to approve site plan review application with the condition that a commercial driveway be approved by MDOT and a permit be supplied to the Zoning Administrator.

b. Discussion of zoning issue: 20427 Honor Hwy, Carney

Mr. Carney explained that when he purchased the property it was zoned commercial and a bed and breakfast existed on the property. Recently he found out that his property is now split zoned with the front portion being commercial and rear being zoned residential. He is requesting that be returned to be all commercial. There was discussion on the history of zoning on his property and neighboring property and what may have happened.

The Planning Commission can handle when they do their next amendment or Mr. Carney can apply for a rezoning now. The Planning Commission took no action on this item.

c. Letter from Inland Fire Chief for Inland Oaks

When reviewing water tanks in the Township, the Chief found that the tank required at Inland Oaks was never installed and homes have been constructed. Planning Commission discussed the history and that this subdivision was approved just before the County took over. This Planning Commission did not take any action on it. Andersen to talk to developer and legal advice may be needed.

7.) Old Business

a. Review and discussion of comments by boards on the draft amendment, Section 3.37, regarding Medical Marijuana

Moore provided comments and questions from Homestead Board. Homestead wanted to make sure that all uses are treated the same as far as permitting and had questions on how many patients can be on the site and how electrical permits would be handled.

Miller was not present to give Inland Board feedback.

b. Payment Vouchers

Motion by Demitroff and seconded by Durkee to approve payment voucher for those present tonight. Motion carried unanimously.

c. Continuing education- MTA training Aug 25, Cadillac

Brochure for the training was handed out. Durkee to see if he can attend.

8.) Reports

a. Homestead Twp Board – Dan Moore

Approved fireworks for festival. Approved Lions Club to use hall for pancake breakfast on Aug. 22. Finished park improvements. Tabled Hazard Mitigation Plan.

b. Inland Twp Board report – Mary Miller

Not present

c. Zoning Administrator-Roger Williams

Land use permits are up from last year at this time. There was a recent amendment to mobile home parks and there is bill in legislature that would require schools to comply with zoning requirements.

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

Being no other business, Andersen adjourned the meeting at 8:47 PM.

Respectively submitted by Sara Kopriva