

MINUTES
Homestead Inland Joint Planning Commission
Inland Township Hall
January 20, 2016

Approved April 18, 2016 with correction

1.) Call to Order

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

The Pledge of Allegiance was recited.

Roll Call: Roger Hubbell, Dan Moore, Doug Durkee, Mary Miller, Fred Poynor, Christy Andersen, and Nellie Thomas were present. Cathy Demitroff was excused.

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

2.) Agenda

Motion by Miller and seconded by Moore to approve the agenda as presented. Motion carried unanimously.

3.) Approval of Minutes

Motion by Miller and seconded by Durkee to approve the minutes of the December 16, 2015 minutes with a correction to Durkee's name in roll call. Motion carried unanimously.

4.) Public Input

Andersen read the rules aloud.

5.) Close Public Input- There being ~~to~~ **no** public input, Andersen closed public input at 7:07 PM.

6.) New Business:

Andersen welcomed Nellie Thomas to the Planning Commission.

a. Election of Officers

Andersen opened floor to nominations.

Hubbell nominated Durkee for chair. Durkee did not accept.

Miller nominated Poynor for chair. Poynor did not accept.

Andersen nominated Hubbell for chair. Hubbell did not accept.

The Commission agreed to postpone election of chair until next meeting.

Hubbell nominated Poynor for Vice Chair and seconded by Miller. Poynor accepted the nomination. Andersen nominated Durkee for Secretary and seconded by Moore. Durkee accepted the nomination. Motions carried unanimously.

b. Review budget for coming fiscal year

The Commission looked over budget of this year and proposed for next year. Andersen suggested that the Commission and Recording Secretary wages reflect the cost of 12 meetings. There were a few questions that the Township Clerk would need to answer. Postpone decision until questions could be answered.

7.) Public Hearing- Rezoning application for parcel 08-014-006-00 (Ruzika/Ruda & Parshall)

Andersen opened the public hearing at 7:24 PM.

a. Declaration of Conflict of Interest- Andersen and Thomas declared a conflict of interest and excused themselves. Poynor assumed Chair.

b. Report by Zoning Administrator and applicant

Williams received the application and determined it to be complete. It was published in the Record Eagle on January 4, 2016 and the Benzie Patriot on December 30, 2015. 300 ft notices were mailed on January 6, 2016. Williams has received 2 phone calls and one email with questions about request.

This request is to rezone the North 40 acres of this property to Commercial. The Master Plan has this property designated at commercial on the future land use map. Staff report was provided in the packet.

Christy Andersen, Andersen and Crain, representing the applicant explained the request. This property is located across from the Inland Township Hall and is currently zoned Rural Residential. The request is to rezone a portion of the property commercial. Parshall would then look to purchase 20 acres of the rezoned property.

c. Public Input

There were multiple questions from the audience about what portion of the property was being rezoned.

Tom Gray- had concerns about not rezoning the whole area like the future land use map shows.

Williams explained that this request does follow the Master Plan.

John Naymick- He has no problem with commercial on both sides of the road. Would like to see rezoning for whole area.

Angie Lambertsen- Wondered where the access will be for the South portion of the property.

d. Questions by JPC

e. Public Hearing closed at 7:38 PM

f. Action by Board

All Commissioners felt that this rezoning was supported by the Master Plan based on the future land use map.

Motion by Moore and seconded by Hubbell that the proposed amendment to the Zoning Map for this property located in Section 14 of Inland Township, parcel number 08-014-006-00 be approved as Commercial.

Roll Call Vote-Aye: Hubbell, Moore, Durkee, Miller, Poynor. Nay: None. Motion carried unanimously.

Andersen and Thomas returned to the Commission.

8.) Public Hearing- Adjustment of zoning line to make parcel 08-013-007-10 all commercial (20427 Honor Hwy., Carney)

Andersen opened the public hearing at 7:45 PM.

a. Declaration of Conflict of Interest- There were none.

b. Report by Zoning Administrator

Williams reported that Mr. Carney had come to the Planning Commission last year about his property being split zoned. The property used to be zoned commercial because there is a Bed and Breakfast on the property. Sometime between the switch from the County doing zoning and the Townships, the zoning was changed but it is believed to be a mistake.

The notice was published in the Record Eagle on January 4, 2016 and the Benzie Patriot on December 20, 2015. 300 ft notices were sent out on January 6, 2016. Williams has not received any phone calls or email regarding the case.

c. Public Input

Tom Gray- asked if it was commercial in the Master Plan.

Monika Fiebing- wondered how this happened.

Dave Grant- asked how many acres is the property.

d. Questions by JPC

e. Andersen closed the public hearing at 7:54 PM.

d. Action by Board

Motion by Durkee and seconded by Poynor to rezone the Southern portion of the property to Commercial to restore the zoning of the property so the entire parcel is zoned Commercial. Motion carried unanimously.

9. Public Hearing- Adoption of amendment to ordinance to add a section regarding Medical Marijuana

Andersen opened the public hearing at 7:56 PM.

a. Report by Zoning Administrator

Williams explained the process that the Planning Commission has went through for this amendment. The attorney and both township boards have reviewed and provided comments. There was a discussion about the attorney comments.

b. Public Input

A member of public explained what happened in Saugatuck, MI.

c. Questions by JPC

Discussion about not limiting to residential districts. The attorney would like to limit to residential dwelling so any dwellings in a commercial district would not be excluded. Discussion about should or shall for electrical permit.

d. Andersen closed the public hearing

e. Action by Board

Motion by Durkee and seconded by Moore to submit amendment as printed to Township Board and County. Motion carried 5-2.

10.) Old Business

a. Approve meeting schedule for 2016

Miller suggested changing the day of the meeting.

Motion by Miller and seconded by Durkee to change the meetings to the 3rd Monday of the month at 7

PM. Motion carried unanimously.

b. Payment of Vouchers

Motion by Miller and seconded by Thomas to approve payment of vouchers for those present.
Motion carried unanimously.

11.) Reports

a. Homestead Twp Board – Dan Moore

Approved new Fire Department personnel. Approved phase 2 repairs for culvers on Valley Rd. Clean up day discussion, reviewed budget and approved mass gathering amendment.

b. Inland Twp Board report – Mary Miller

Approved mass gathering amendment. Thanked Andersen for her service and welcomed Thomas and Fiebing to the Board. The Township did get a police car for the Fire Department.

c. Zoning Administrator

Williams presented his annual report to the Township Boards at their last meetings.

9.) Open Public Discussion:

Dave Grant asked about rezoning process.

10.) Close Public Discussion

11.) Board go around, discussion/announcements

Durkee glad to see decision on medical marijuana done.

Poynor does not agree with medical marijuana but glad to get ordinance amendment done.

Miller thanked everyone for moving the day of the meeting.

12.) Adjourn

Being no more business Andersen adjourned the meeting at 8:40 PM.

Respectively submitted by Sara Kopriva, Recording Secretary