

MINUTES
Homestead Inland Joint Planning Commission
Inland Township Hall
July 18, 2016

1.) Call to Order

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

The Pledge of Allegiance was recited.

Roll Call: Fred Poynor, Doug Durkee, Cathy Demitroff, Jeannie McPherson, Dan Moore, Brad Skusa, Roger Hubbell, Nellie Thomas, and Mary Miller were present.

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

2.) Agenda

Motion by Miller and seconded by Durkee to approve the agenda with addition of “drones” to New Business. Motion carried unanimously.

3.) Approval of Minutes

Motion by Miller and seconded by Moore to approve the minutes of the June 20, 2016 minutes with a correction to add “h” to mariuana on page 1. Motion carried unanimously.

4.) Public Input

Demitroff read the rules aloud.

Anthony Dutt stated that he is waiting on contractor for plans on building.

Roger Williams has contacted attorney but has not heard back regarding the use of Mr. Dutt’s building.

5.) Close Public Input- There being no public input, Demitroff closed public input.

6.) New Business:

a. Optional sketch plan; light industrial use in a commercial district (recycling)

Williams recommended that the applicant do a brief presentation to the Planning Commission regarding the use of the building.

Joe Derohour of Bay Area Disposal, presented his proposed use on his property. He would like to bring small trailers of construction waste to his building and combine for larger loads. Wondering about

process and would like to move into recycling.

This property is 1 acre and zoned C1. Williams stated that the Ordinance allows for light industrial with a site plan review in this zoning district.

The Planning Commission asked about licenses that are required by the State. The owner stated that because of his small size he will get a waiver from having to get a license for a transfer station license from the DEQ.

Williams recommends a formal site plan review for August meeting. The Planning Commission agreed.

b. Corner Stone Assembly of God-Tammy Cook

Williams presented his staff report. The proposal is to add a day care with an educational component. The Zoning Ordinance allows for group day care and religious institutions in this zoning district with site plan approval.

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 there were no changes so this was not applicable.
- 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 there were no changes so this was not applicable.

- 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 there were no changes so this was not applicable.

- 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 not applicable.

- 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 Hubbell and seconded by Miller to approve the minor site plan for Corner Stone.

Roll Call Vote: Aye-Hubbell, Durkee, Miller, Pynor, Thomas, McPherson, Skusa, Moore and Demitroff, Nay-None

Motion carried unanimously.

c. Eckel-Amend Site Plan

The applicant is requesting to lease a portion of property for sale of Amish built sheds. This is a 180 ft x 50 ft area near US 31 that will be for display. They will be using the existing sign on the site.

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 there were no changes so this was not applicable.

- 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 there were no changes so this was not applicable.

- 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 there were no changes so this was not applicable.

- 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 there were no changes so this was not applicable.
- 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 not applicable.
 - 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 there were no changes so this was not applicable.

Motion by Durkee and seconded by McPherson to approve the amended site plan. Roll Call Vote: Aye-Hubbell, Durkee, Miller, Pynor, Thomas, McPherson, Skusa, Moore and Demitroff, Nay-None. Motion carried unanimously.

d. Drone Discussion

Hubbell asked if there was anything that the Planning Commission could do about drone usage. There was a brief discussion but determined that it could not be regulated by the Planning Commission.

7.) Old Business

- a. Payment of Vouchers

Motion by Miller and seconded by Thomas to pay the voucher for those in attendance. Motion carried unanimously.

8.) Reports

a. Homestead Twp Board – Dan Moore

Well pump was repaired. There was an update on the Coho Festival. Board is reviewing Mass Gathering Ordinance. Supervisor is taking over assessing duties. Deputy Clerk resigned and the board appointed Bev Holbrook as new Deputy Clerk.

b. Inland Twp Board report – Mary Miller

There is a new LED message sign being installed at the Township Hall. There has been some work done to the hall (new light on flag pole, update electrical panel). Audit report was good. Meeting on July 25th about Fewins Rd. Going to be having a joint meeting with Homestead Township Board for Zoning Administrator interviews. Working on blight complaint in Bendon. Had cookout on Saturday for recent Fire School graduates.

c. Zoning Administrator

Last day will be August 1st but is flexible. Written report in packet. Busy spring with 50 permits issued. Increase in land division applications. Has been working with new owner of Starlight Motel.

9.) Open Public Discussion:

Mr. Dutt asked who the contact will be for the office for his project.

Williams will continue to be contact.

10.) Close Public Discussion

11.) Board go around, discussion/announcements

The Commissioners thanked Roger Williams for his time with the JPC. He will be missed.

12.) Adjourn

Motion by Miller and seconded by Hubbell to adjourn the meeting at 8:15 PM. Motion carried unanimously.

Respectively submitted by Sara Kopriva, Recording Secretary