

ALMENA TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 4, 2012

Members present: Ron Marvin, Brian Rumsey, Mark Roman, Mark Kruizenga, Steve Manning, Matt Moulds, and Nina Consolatti

Members absent: Bill Van Tassel (excused)

- I CALL TO ORDER** - The meeting was called to order at 7:08 p.m. by Chairman Marvin.
- II APPROVAL OF AGENDA** – The agenda was amended to include an introduction to the new planning consultant, a presentation by a citizen on a potential rezoning request by Chairman Marvin. And a discussion on scheduling was requested by Brian Rumsey. **Motion** by Brian Rumsey to approve the agenda as amended, **second** by Steve Manning. **Motion approved 7-0.**
- III CORRECTIONS AND/OR APPROVAL OF May 14, 2012 PC REGULAR MEETING MINUTES** – A single change to the spelling of Nina’s name was noted. **Motion** by Steven Manning to approve the amended minutes of May 14, 2012 as written, **second** by Matt Moulds, **Motion approved 7-0.**

Chris Khorey of McKenna Associates was introduced. He will be replacing Greg. He gave a brief personal background. He mentioned he will be assisted by John Jackson. He also noted his past assistance to the township during a meeting on the Manning public hearing.

- IV PUBLIC COMMENT FOR NON-AGENDA ITEMS** – Alan Rhoderick – Alan and his business partner were considering the purchase of land on M-43, near the Oshtemo border [Parcel: 80-01-013-036-00]. They expressed a desire to rezone the property to commercial in order to start a self-storage business. He has previously spoken with Bruce Dean and understood there would be some difficulty in achieving the zoning change but wanted to get feedback and more details on feasibility. Chairman Marvin discussed the current master plan and the desire to maintain the rural character of the township. He also provided some historical background with the planning commission regarding the properties in that area. Chris mentioned the square footage of a storage facility would require rezoning to C-3. Conditional rezoning was also provided as an option.

- V UNFINISHED BUSINESS:**
Almena Woods –Bill Van Tassel was absent but had forwarded his notes to Ron. The notes stated that no monies were set aside during the last budget process for the signage he had recommended. Mark Roman brought up the attorney’s statements at the prior board meeting regarding the need for surveys to determine property lines and marking them. There was also a discussion on liability issues for logging and hunting. And Mark Kruizenga spoke on the possibility of higher traffic on the land due to signage. The commission agreed that the surveys should be recommended to the board along with any appropriate signage. It was also recommended from the hunting discussion that it would be a good idea to return to stronger enforcement of the township policy of hunting by township permit only. And perhaps the township should limit the number of permits.

Township Board Report – Mark Roman provided a report on the last township board meeting. This included information on the presentation by Michigan Township Services. Mark Roman requested that it would assist him if members of the commission also provided feedback on both candidates and services they would prefer in any zoning administrator candidates. The discussion

from members mentioned that none of the current candidates stood out in particular. Seeking input from other townships was recommended. Brian Rumsey mentioned that Antwerp's system seems to be getting positive results by hiring an enforcement officer that is shared with nearby townships. There was also mention of how the current system of a charging \$40 for a permit with a \$70 fine for starting without one, combined with the difficulty in getting a permit in Alma, made it conducive to start work without one to avoid delays. It was mentioned this could be ameliorated by providing more evening hours for better convenience and no lost work time for applicants, combined with a \$400 fine.

Other topics in the report included the new contact sheet, the feedback from the board that they had no new project suggestions until the Parks & Recreation committee returned, and the update on the Manning paperwork.

Wireless Telecommunications – Chris Khorey presented the commission with a memo on the state's new wireless telecommunications tower law. He mentioned that the new law places a lot of new restrictions on townships and that it will contradict parts of our current ordinance. McKenna will still handle the application process. And an amended ordinance was requested from Chris by the commission to comply with the state law. He said he would have something for us by the next meeting.

Updated Maps – A brief discussion was made regarding possible updates of maps. After a review it was noted the maps were accurate and did not need date changes as the dates did reference the passage date and did not need to reference any amended dates.

VII NEW BUSINESS

Scheduling – Brian Rumsey mentioned he would be having conflicts with the planning commission meeting schedule due to his work with the county fair board. After some discussion, it was found that because the commission dates will shift some in the coming months, and with our alternate, that attendance needs could be met. There was some concern that two members (Rumsey, Van Tassel) will have their terms expire soon and have not been renewed yet. Also it was noted Bill Van Tassel will likely be elected to the township board so an eventual replacement will need to be found.

VII ADJOURNMENT

MOTION: Motion to adjourn by Brian Rumsey, **second** by Steve Manning, **Motion passed**. The meeting adjourned at 8:35 p.m.

Mark Roman
Planning Commission Secretary
Alma Township Planning Commission

Cc: PC (8) Attorney Kelly Page
Twp. Board (7) Attorney Gary Stewart
ZBA (5)
Greg Milliken
AGS