

ALMENA TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

February 3, 2014

Members present: Chairman Pro Tem Brian Rumsey, Mark Roman, Carol Himes, Ron Marvin, Mark Kruizenga and Nina Consolatti (alternate).

Members absent: Matt Moulds, Steve Manning

I CALL TO ORDER – The meeting was called to order at 7:03 p.m. by PC Secretary Mark Roman.

Due to the absence of both the Chair and Vice Chair, Mark Roman called for nominations of a Chair Pro Tem. Mark Kruizenga nominated Brian Rumsey, second by Ron Marvin. The nomination was approved 6-0. Brian Rumsey assumed the Chair Pro Tem position.

II APPROVAL OF AGENDA – Mark Roman removed the Powell Custom Homes item from the agenda at the request of the applicant. **Motion** by Ron Marvin to approve the agenda as amended, **second** by Nina Consolatti. **Motion approved 6-0.**

III CORRECTONS AND/OR APPROVAL OF December 2, 2013 PC MEETING MINUTES – Carol found a correction replacing Steve Manning’s name with hers on page 2, section 2. Brian Rumsey noted a typo on the date. **Motion** by Nina Consolatti to approve the minutes of December 2, 2013 as amended, **second** by Mark Kruizenga, **Motion approved 6-0.**

IV PUBLIC COMMENT FOR NON-AGENDA ITEMS – No public in attendance.

V TOWNSHIP BOARD LIAISON REPORT – Mark Roman reported on the resignation of Doug Stiles from the township Board of Trustees. He also reported on the renewal of Ron Marvin both to the Planning Commission and as ZBA Liaison to the Planning Commission. He also provided newsletter from the Southwest Michigan Planning Commission. He informed the PC of the renewed agreement with Texas Township on the shared services contract for zoning enforcement. And he referred Commission members to the email regarding the update to the Van Buren County Master Plan.

VI PUBLIC HEARING

An Ordinance amending the Zoning Ordinance for Almena Township to ensure proper road maintenance in PUDs and permit self-storage facilities by Special Use Permit in Commercial districts

Following the procedure for public hearings listed in Section 4.6 of the PC bylaws, Brian Rumsey called the meeting to order (1), provided a brief history of the issues (2) regarding PUDs and self storage facilities from prior meeting, and reviewed the memo on proposed wording changes provided by Chris Khorey of McKenna & Associates (3). Mark Roman stated that members of the township board requested that since the intent was to provide solutions for roads in all

subdivisions, that they would need a wording change so as not to restrict the ordinance change to PUDs alone. He noted that will likely mean tabling the PUD portions of the ordinance change as it would entail more than a wording change, but require changes to other sections of the ordinance. Carol Himes expressed her concerns regarding opening self storage to all commercial districts. And there was discussion on the restrictions by square footage by Mark Roman and Brian Rumsey in response. Ron Marvin noted it may be necessary to adjust the wording for self storage with a reference to Article XXIII as it was a special use. There was much discussion regarding the wording and location of the reference. Nina Consolatti and Brian Rumsey noted this reference applied to all items in the section which was likely why it was not currently there and the definitions section already defines special use. More discussion was had on whether to table the changes.

There was no applicant for comments, questions, or explanations (4, 5, & 6). Brian opened the floor for public comment (7). There was no public in attendance and the public comment portion was closed (8). Brian then opened the discussion for actions by the Commission (9).

Brian stated that because of the new information on the ordinance applying to all subdivisions that the Commission table the ordinance to get more information, new wording, and fix any clerical issues. **Motion** by Mark Roman to table for the reasons stated, **second** by Carol Himes. **Motion approved 6-0.** (10)

VII UNFINISHED BUSINESS –

1. **M-43 Commercial Overlay with a view towards future development.** Mark Roman provided copies of a proposed site plan review application from the joint commercial committee. Mark Kruienza then provided a brief overview of some of the ongoing topics the committee was discussing. Topics including finding ways to draw businesses to the township, change perceptions on the difficulty in developing businesses, and loosening restrictions and impediments in the current zoning ordinance. All discussions are currently in the early stages with hopes for public input in the future to help develop a more detailed plan.

VIII NEW BUSINESS –

1. **Annual Report.** Mark Roman presented the Planning Commission's annual report to the Board of Trustees. There was some discussion on budgetary numbers regarding use of training monies and possible survey costs. **Motion** by Ron Marvin to approve the annual report as written, **second** by Nina Consolatti. **Motion approved 6-0.**
2. **Meeting Schedule Approval.** The annual meeting schedule was presented. **Motion** by Ron Marvin to approve the annual meeting schedule as written, **second** by Carol Himes. **Motion approved 6-0.**

IX ADJOURNMENT – **Motion** to adjourn by Ron Marvin, **second** by Mark Roman. **Motion passed 6-0.** The meeting adjourned at 8:22 p.m.

Minutes Approval Date: March 3, 2014

Mark Roman, PC Secretary

Planning Commission – February 3, 2013

Almena Township Planning Commission

Attachment

Cc: PC (8)
Twp. Board (7)
ZBA (5)
Christopher Khorey
Bill Henderson
Attorney