ALMENA TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

September 8, 2014

Members present: Chairman Ron Marvin, Brian Rumsey, Mark Roman, Carol Himes, Greg Babik, Steve Manning, Matt Moulds, Chirstopher Khorey, and Nina Consolatti (Alternate), Professional Planner Christopher Khorey was in attendance

Members absent: None

I. CALL TO ORDER – The meeting was called to order at 7:00 p.m.by Chairman Ron Marvin.

II. APPROVAL OF AGENDA - Motion by Brian Rumsey to approve agenda, **second** by Mark Roman, **motion approved 7-0.**

III. CORRECTONS AND/OR APPROVAL OF August 11, 2014 PC MEETING MINUTES Correction to minutes by Mark in Section V Part a remove "…recognition software. A public hearing may be scheduled for the October meeting if Chris Khorey is able to attend the September Planning Commission meeting." and Section VI part a remove "Most used the state law of 1919 for their basis." **motion by** Mark Roman to approve as amended, **second** by Carol Himes, **abstained** by Steve Manning and Matthew Moulds due to their absence at the meeting, **motion approved 5-0.**

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

V. TOWNSHIP BOARD LIAISON REPORT

a. **Township Board Liaison Report –** Nothing new to report
b. **M-43 Overlay Committee Report -** No scheduled meeting and nothing new to report. Joe Leduc agreed to be a citizen participant and will need to be notified of the next meeting.

VI. UNFINISHED BUSINESS

a. Proposed Zoning Amendments
   - Kennel Definition: The definition of a kennel was discussed and will be tabled until the next Planning Commission meeting for re-write.
   - The changes proposed by Chris Khorey in the draft Resolution of September 3, 2014 for special use approval for mobile homes as temporary dwelling units were presented. The general provision section of 17.25 will replace "Zoning Board of Appeals" with "Planning Commission." Section 17.24-I changes will include replacing "a variance permit" with a "special use permit", replacing "Zoning Board of Appeals" with "Planning Commission" , and replacing "Said Board" with "Said Commission." **Motion** by Mark to set a public hearing at a later date to accept the language in the September 3, 2014 draft resolution presented by Chris Khorey to amend the ordinance giving jurisdiction to the Planning Commission from the ZBA in Section 17.25 and 17.24A, **motion approved 7-0**. The kennel definition revision will be included in the public hearing when completed. At the completion of the Public Hearing, the recommended wording will go to the Township Board.

b. Review of Subdivision Regulation Ordinances
   - Subdivision Ordinance will be reviewed for errors by pages assigned as follows:
     Mark: Last page which includes any additional language that may be needed to reference date amended and/or adopted.

Brian: 1-8	Steve: 17-24	Matt: 33-40	Greg: 49-End
Carol: 9-16	Ron: 25-32	Nina: 41-48	

   - Chris will check for any updates since 1996 on the State Land Division Act. After proofing, the Board of Trustees will be notified that there is an updated copy of the Subdivision Regulation Ordinances available.

VII. <u>NEW BUSINESS</u>

a. Waverly Township Master Plan Update – Request from Waverly Township to correct the oversight to include the Sports Court on M-43 property as commercial was accepted. Tony Millek was directed to our zoning ordinances on line for reference.

VIII. **<u>ADJOURNMENT</u> – <u>Motion</u>** to adjourn by Mark Roman, **<u>second</u>** by Greg Babik, **<u>motion passed 7-0.</u>** The meeting adjourned at 8:39 p.m.

Minutes Approval Date: Unapproved

Lia Will
Almena Township Deputy Clerk

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