

**FOREST HOME TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
WEDNESDAY, SEPTEMBER 2, 2015
7:00 P.M.**

Members present: Paul Trumble, Doug Dewey, Dan Steiner, Linda Cran, Tom Sheneman

Members absent: None

Also present: Stephen Barnard – FHT Zoning Administrator
Public attendance: Sign in sheet – attached.

The meeting was called to order by the Chairman Paul Trumble at 7:00 p.m.

The Pledge of allegiance to the U.S. flag.

CORRESPONDENCE:

E-mails to the Township in support of Farm Tourism and Artist Residency Facility Amendments. Amanda Kik delivered e-mails and letters of support for the proposed draft of the FHT Zoning Ordinance Amendment to include language to permit special land uses for Farm Tourism and Artist Residency Facility to the commission.

PUBLIC COMMENT:

The Chairman requested public comment at 7:05 p.m.

Brad Kik spoke on the history of Forest Home Township dating back to 1872 and the properties on Orchard Hill Road. He purchased property from the Bedell family in 2005 and moved to Forest Home Township with his family. Intending to use the land to grow and protect while caring for the property to promote sustainable living, while promoting artist and farmer's residency programs. Thanked the commission for their support to consider adding language to the proposed draft Amendment to the FHT Ordinance to permit Farm Tourism and Artist Residency Facility and that this will permit ongoing conversation for these special land use permits and the standards. Amanda Kik spoke in support of the ISLAND concept and requested support for the language to permit these special land uses. The traditional way of farming is changing and the next generation of farming with the ISLAND concept will make an economic impact to the community and will increase the farmers that use their land. Kate Hetzel spoke in support of ISLAND and has attended their workshops. Leora Hughes spoke in support of ISLAND has attended workshops and good for our community and has attended their workshops. Wendy Weiland, MSU Extension spoke in support of the ISLAND concept and currently works with many small farmers who are moving to these uses or similar uses. Linda stated that she is fully in support the ISLAND concept. Doug Bedell spoke in support of ISLAND and stated that the programs are wonderful. Walt Bedell spoke in support of ISLAND and the wonderful programs they offer for all ages. Molly Noland an artist spoke in support of ISLAND. Ken Myles artist spoke in support of ISLAND he has watched workshops building community art and art farming. Tom Frey asked the commission if these could be voted on without a Public Hearing and would like more information to learn about Farm Tourism and Artist Residency Facilities. Gary Zegerius stated that he has heard only good, constructive conversation about these programs and these programs introduce youth to the arts and is in support. Jamie Creason owner of a Bed and Breakfast stated that she is in support of the programs and they are also good for local businesses and the arts. Corey LeCureux spoke in support of ISLAND. Lukas Hamilton

spoke in support of ISLAND and the programs are perfect for this area. Joanna Thornton spoke in support of ISLAND. Bill Hershey spoke in support of ISLAND, but has concerns in the proposed amended Ordinance being that guest houses are addressed in waterfront districts only. Paul Evans spoke in support of Island programs for children. Chris Evans spoke in support of ISLAND. Public Comment closed at 7:26 p.m.

AGENDA:

It was moved by Sheneman, seconded by Cran to approve the agenda as presented. Motion carried - Unanimous.

MINUTES:

It was moved by Steiner, seconded by Dewey that the minutes of August 5, 2015 be approved as corrected. Motion carried – Unanimous.

FARM TOURISM AMENDMENT & ARTIST RESIDENCY FACILITY AMENDMENT

The Chairman asked the members their opinion on these two (2) Amendments.

Sheneman – In favor of both amendments.

Cran – Only concern is protecting health, safety of residents.

Dewey – Stated the only concern is with the living quarters and that having standards in place will handle this issue.

Steiner – Stated that these amendments will provide flexibility which will be good and that special land use process will enable the commission a safety net.

Public input by Carolyn Nichols stated that Farm Tourism states “Spirits”.

Zoning Administrator -Steve Barnard stated that this is a good opportunity for Township and Community to look forward and work with Mr. and Mrs. Kik on their ISLAND concept.

It was moved by Sheneman, seconded by Dewey to incorporate both the Farm Tourism Amendment and the Artist Residency Facility Amendment to the FHT Zoning Ordinance and that the Draft FHT Zoning Ordinance with these Amendments be recommended to the FHT Board for their review and consideration. Motion carried – Unanimous.

ZONING ORDINANCE

Article 5 pages 5-8 GUEST HOUSES

Section 501-A Table of Land Uses and Regulatory Structures

Mr. Hershey – currently permitted in only Waterfront Zones.

His property is an estimated 1.07 acres or 45,000 sq. feet, the prior owner used structures as sleeping quarters with no facilities. He stated that he has added facilities in structure and is asking commission to consider adding the use to Agricultural and Rural Residential.

The Chairman asked if any of the members has a concern over the addition of Guest Houses to the Rural Residential and the Agricultural Zones.

No concerns were stated.

It was moved by Cran, seconded by Dewey that that the FHT Zoning Ordinance be Amended to provide for the Definition of Guest Houses and that language be incorporated in the Rural Residential and the Agricultural Zones with standards, for site plan review and to include language in Section 501-A Table of Land Uses and Regulatory Structures with a minimum of 480 square feet and a maximum of 800 square feet with lot size of 50,000 square feet and this be recommended to the FHT Board for review and consideration. Motion carried – Unanimous.

POINT OF SALE PROGRAM

Members were sent copies of the Manistee and Kalkaska County Point-of-Sale Evaluation of On-Site Water and Sewage Disposal System; Point-of-Sale Annual Reports April 2013 to March 2014 District Health Department #10 and Annual Report April 2014 to March 2015 District Health Department #10 for Manistee and Kalkaska Counties for their review.

Dean Crandall spoke requesting that the commission slow down on implementing “Point of Sale Program” the current water samples that have been tested are showing that our water is cleaner then samples taken 25 years ago. The sellers are responsible to disclose to the buyers and there are laws in place to protect every one. The failure rate of wells and septic system is less than 2% and if a program was be too formed that it should be a countywide program.

Discussion followed:

Continue to review.

OLD BUSINESS

None

NEW BUSINESS

Tom Sheneman – Reported that Bee Well Meadry owner Jeremy Vansice had approached him to inquire on what the process is to move to a larger building on current business site.

Discussion followed: Owner will have to submit the paperwork to the Zoning Administrator.

The Chairman requested Public Comment.

Tom Frey spoke on safe drinking water and when a failure of a well or septic system does occur could create a huge problem for public safety. Bill Hershey stated concerns over the guest house language and standards, his property he has a garage over 100 years old and previous owners used the garage for sleeping quarters with no facilities. Now the garage has facilities but continues to not meet the standards that have been addressed tonight and asked that standards be reconsidered. Barb Carton agreed with Mr. Hershey and requested that rental businesses be addressed and continues to support the “Point of Sale’ program.

The next regular meeting is scheduled for October 7, 2015 at 7:00 p.m.

The meeting adjourned at 9:00 p.m.

Chairman, Paul Trumble

Secretary, Linda Cran