

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

Members present: Paul Trumble, Doug Dewey, Dan Steiner, Linda Cran, Tom Sheneman
Members absent: None
Also present: 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.

Public Comment:

The Chairman requested public comment at 7:01 p.m.

Barb Carton spoke in support of the commission's efforts for the "Point of Sale" Program in Forest Home Township. Tom Frey spoke in support of the "Point of Sale" Program and appreciates all the work that went into the review and amendments to the FHT Zoning Ordinance and commended the group on all their hard work. Carolyn Nichols also spoke in support of the commission with the review and amendments to the FHT Zoning Ordinance.

Public comment closed at 7:08 p.m.

AGENDA:

It was moved by Sheneman, seconded by Cran that the agenda be approved as written. Motion carried – Unanimous.

MINUTES:

It was moved by Cran, seconded by Steiner that the minutes of meeting dated September 2, 2015 be approved with corrections. Motion carried – Unanimous.

ORDINANCE UPDATE:

The Chairman spoke on the Amended FHT Zoning Ordinance and that the FHT Board did accept the Ordinance. The Board did incorporate Farm Tourism and Artist Residency Facility language and that the minimum square footage standard for Guest Houses was removed in Agriculture, Rural Residential and Waterfront zones.

Discussion followed.

The members agreed that this change was not a change that they supported or had expected. The Chairman will discuss this issued further with the Zoning Administrator and Township Supervisor and will report at the next meeting.

POINT OF SALE:

The Chairman spoke of two (2) letters in support of a proposed Forest Home Township "Point of Sale" Program. The letters are from Torch Lake Protection Alliance and the Three Lakes Association.

Discussion followed:

Tom Sheneman spoke in favor of moving forward with an Ordinance, although he would prefer a County Wide Program, but does not believe that this would be coming anytime in the near future. Doug Dewey stated that the buyers will stand the cost one way or another. Linda Cran spoke in support of an Ordinance. Dan Steiner spoke on the program to protect buyers and an environmental safety net which is a win for both and asked if the Ordinance would take into consideration family to family sales and are their exceptions to the rules? Doug Dewey stated that his worry is more about the water then the septic tanks. Dan stated that water testing is easy. Real Estate Agent, Carl Stellin spoke on the subject of the future of a Point of Sale Program and the concerns of testing and cost involved are generally part of the sales agreement between buyer and seller. The testing can be performed year round and is preferred by all involved rather than creating an escrow accounts for future testing.

The Chairman requested that the members review the Milton Township Ordinance as this may be a model for Forest Home Township to follow and will continue the discussion at the next meeting.

OLD BUSINESS:

Linda Cran – Asked if the signs on Bellaire Highway 620 and Clam Lake Road have approval from property owners to place their signs? It was reported by Paul Trumble that the sign owners have verbal approval to place the signs on the property in question. Paul Trumble reported that a group of property owners near the Miley Development are seeking all the paperwork for the development. Apparently there are issues regarding the road and the conditions of site.

NEW BUSINESS:

Linda Cran requested a moment of silence to honor our community members who have recently passed. Remembering Roger Crandall who attended our meeting on a regular basis and at one time served as a Township official, and Todd Steiner the son of Dan and Ann Steiner. Chairman, Paul Trumble reported that the Bee Well Meadry request did not involve the Planning Commission.

PUBLIC COMMENT:

The Chairman requested Public Comment:

Tom Frey spoke on the changes in the Amended FHT Zoning Ordinance with the added Farm Tourism and Artist Residency Facility and Guest Houses that the Board approved at their meeting and Dan Steiner a current trustee at meeting without a hardcopy of draft. He continues to support the “Point of Sale” Program and reported that the Amended FHT Zoning Ordinance has not been posted to the Forest Home Township website. Karen Szcodronski also had visited the Forest Home Township website and asked when the Board adopted ordinance would be available. Sheryl Guy stated that she will check will Williams & Works to find out when the Ordinance will be available and posted. Carl Stellin asked if Forest Home Township has a blight ordinance. The Chairman reported that blight ordinance requires police enforcement and the Township has not the man power to enforce. Public comment closed at 8:05 p.m.

The meeting adjourned to the call of the Chairman at 8:06 p.m.

Chairman, Paul Trumble

Secretary, Linda Cran