

**FOREST HOME TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
NOVEMBER 2, 2016**

Member present: Paul Trumble, Doug Dewey, Linda Cran, Tom Sheneman

Absent: Dan Steiner

Also present: Stephen Barnard, Tom Frey,Carolynn Nichols, Barb Carton, and Carl Stellin

The meeting was called to order by Chairman Paul Trumble at 7:00 P.M.

Pledge of Allegiance to the U.S. flag.

AGENDA:

It was moved by Sheneman, seconded by Dewey that the Agenda be approved as written.
Motion carried – unanimous.

PUBLIC COMMENT:

The Chairman requested Public Comment. Carl Stellin spoke of the article in the Antrim Review reporting that the planning commission would not be considering a Blight Ordinance.

FHT ZONING ADMINISTRATOR – STEPHEN BARNARD – UPDATE:

1. Reported that due to a complaint filed by Carl Stellin a letter was written to Bill Johnson and that Mr. Johnson did call the office leaving a message, but since that date he had not spoken to Mr. Johnson. He will be following up with Mr. Johnson and will report back to commission.
2. Reporting that he has received complaints regarding trailers and campers that are at various locations throughout the township and have sent letters notifying owners of the language in ordinance that limits them to 15 days. He will continue to address these concerns and will report back as needed.
3. It was brought to his attention that at Deep Water Point a pole barn was built and that a property survey was not conducted. The pole barn was placed on what appears to be the neighbor's property and that the ordinance setback standards are also in violation of ordinance. Will continue to research this issue and will report back as needed.
4. Reported that he has ordered the Planning and Zoning News, a publication that provides a great deal of information on topics that relate to issues handled by local units of government and extra copies for the public. He also provided handouts that addressed the New Medical Marijuana Laws. (A Question and Answer guide).

5. Steven Bacon's issue regarding violations of the Township Ordinance was advised by the Township Attorney, Bill Derman that the issue concerning the vehicles would not be of benefit to the township to pursue as these vehicles are being moved around on the site. The property appears to have some improvements with some items being moved or removed.

MINUTES:

It was moved by Cran, seconded by Sheneman that the minutes of meeting dated October 5, 2016 be approved as written. Motion carried – unanimous.

OLD BUSINESS:

Blight Ordinance

Carl Stellin asked why at the last meeting was an ordinance voted down and that an ordinance will provide the Township standards for enforcement and the Township should be taking the lead and taking issues to court.

Paul replied that the township handles these situations case by case and that those that have been discussed in recent meetings have been addressed and owner has made some improvements. With the recent Court rulings on the Bacon case has shown that even with an ordinance the enforcement isn't always a given. The township attorney has advised the commission that complaints be considered case by case upon written complaints. Until, there is an abundance of complaints then the commission would reconsider an ordinance.

Point of Sale Ordinance – On site Septic Inspections

The Chairman reported that he has not received any written report from the water study of the conditions of our lakes and until the commission receives a report providing statistics that exhibit a problem no action will be taken.

It may be time to have another presentation and invite other groups that have an interest in hearing the final results of the study. All members agreed that another presentation may be of help to assist commission in making any decision to move forward with an ordinance.

Barb Carton expressed her concerns that a study was preformed and various groups that have an interest are unable to get the results. What results she has shared with the commission she has heard elsewhere and would also like to see the written report.

NEW BUSINESS:

Cran reported that at the last meeting she addressed an increase in traffic (large heavy trucks) back and forth on Vandermark Road. This was due to improvements being made to a private road "Cook Road" and that the owner is considering putting in a music studio.

Trumble asked if any permits had been applied for or issued for this activity. Barnard reported that he did not recall a permit request and will verify to report at the next meeting.

PUBLIC COMMENT:

The Chairman requested public comment.Carolynn Nichols spoke to the commission regarding zoning of the site on Cook Road that may be considering a Studio and asked if the site has to be zoned "Commercial" or if R-2 would the advantages be same as Agriculture?

Sheneman stated that the land owner has the right to apply with the Zoning Administrator and if qualifies a permit should be issues for a "home occupation" business and if all standards are met the owner will be good to go.

Trumble stated that at this time we have no application and all the discussion is speculation. If or when an application is submitted to the zoning administrator either he will address and/or the commission depending on what is being applied for.

The next regular meeting is Wednesday, December 7, 2016 at 7:00 p.m.

The meeting adjourned at 7:57 p.m.

Chairman, Paul Trumble

Secretary, Linda Cran