

FOREST HOME TOWNSHIP  
PLANNING COMMISSION  
MEETING  
JULY 6, 2016 @7:00 PM

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

Absent: None

Also present: Stephen Barnard, FHT Zoning Administrator, Tom Frey,Carolynn Nichols, Tom Stellin, and Barb Carton

The meeting was called to order by the Chairman Paul Trumble at 7:02 p.m.

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

**AGENDA:**

It was moved by Sheneman, seconded by Cran that the agenda be approved as written. Motion Carried – all present voting yes.

**PUBLIC COMMENT:**

The Chairman requested Public Comment. Tom Frey thanked the commission for continuing public comment at the beginning and ending of each meeting and that the commission opens of each meeting with the Pledge of Allegiance. Carolynn Nichols agreed with Mr. Frey and thanked the commission for permitting the public to ask questions during the meeting. Public comment closed.

**ZONING ADMINISTRATOR UPDATE- STEPHEN BARNARD**

Presented two (2) sample application forms to review:

Farm Tourism Facility Special Land Use Application

Farm Tourism Facility Special Events Application

Both forms conform to the FHT Zoning Ordinance language.

Fee schedule will need to be set.

Discussion followed regarding fee schedule:

\$100.00 Special Land Use Application Fee

\$50.00 Special Events Application Fee with additional language to add clause to permit an adjustable

fee scale for applicants with multiple events and that the Zoning Administrator have access to applicant's properties. Zoning Administrator will meet with the Township Attorney – William Derman to review and provide the commission with legal opinion on forms, language and fees.

Commission agreed that this issue be **TABLED** until legal opinion has been rendered.

The Steven Bacon issue regarding his cabin and camper continues as he has now moved both back to the waterfront property and added steps. This will be continued in the courts.

**MINUTES:**

It was moved by Tom Sheneman, seconded by Doug Dewey to approve the minutes dated June 1, 2016 as corrected. Motion carried – all present voting yes.

## **OLD BUSINESS:**

### **SHORT TERM RENTALS – VACATION RENTALS ORDINANCES**

The Zoning Administrator also presented samples of Vacation Rental Ordinances from Milton Township and Torch Lake Township.

Linda Cran spoke on the many issues being discussed in Traverse City regarding Short Term Rentals as published in the Record Eagle.

Carl Stellin – FHT has many short term rentals – ordinance would protect the rights of our residents and neighbors. He asked if these homes that are being rented out homestead or non-homestead?

Tom Frey – Spoke of property 400 feet from his home on Honey Hollow which over the holiday weekend pitched tents for 24 people and 6 dogs. Noting that some homeowners are renting their homes in order to keep them and renting them out enables them to receive income.

Barb Carton – Stated that she understands the Townships concerns of enforcement of an Ordinance but if an Ordinance was in place it may deter or discourage some rentals. Rentals have become a big money maker and the public is searching out rental sites in our township.

Tom Sheneman – Property Owners have rights and we can't tell them what they can and can't do.

Those that are renting properties should have set rules and regulations in place, and if there is a complaint due to noise the complaint should be made to the Sheriff Department or Local Police, or pursue problem with the courts. Not in favor of Rental Ordinance.

Paul Trumble stated that further research needs to be completed on how many rentals are in our township and assigned this task to Linda Cran.

### **BLIGHT ORDINANCE**

Linda Cran presented two (2) samples of Blight Ordinances.

1. Kearney Township Blight Elimination Ordinance
2. Springdale Township Blight and Junk Ordinance.

Discussion followed.

Sue Mahan stated that the Township has the Annual Junk Day pickup at a cost to the Township to encourage removal of junk and to discourage junk left in yards. Some agree this helps, other do not.

Paul Trumble asked Dan Steiner to bring up this issue with the Board to seek their opinion on free standing police power agreements.

Check with the Township Board to see if they support these types of ordinances and if they do support then the commission will continue to gather information.

### **ROADS TO TRAILS:**

Mr. Boyd has expressed support in discussions regarding future widening of the roads that lead to our trails for safety purposes when bike riders are accessing the trails at Glacial Hills. He stated that Orchard Hill Road is in his opinion is the road most used and should be considered before Eckhardt Road.

## **NEW BUSINESS:**

Tom Sheneman shared a photo of a very large gathering on Steiner Road (private property) over the July 4<sup>th</sup> Holiday weekend with 30-40 people and their vehicles. Wondered if the property owner had requested a Special Land Use Permit? Mr. Barnard stated that he has not issued any permits at this location and will check on it and report back at the next meeting.

Linda Cran reported that the street light at Vandermark is very bright and she appreciates having the light on her road. Paul Trumble spoke on how nice it would be to have the same lighting at Clam Lake Road. Sue Mahan expressed that Consumers Power does not have electricity in the area and that the Township is responsible for payment of these lights and electricity.

Steve Barnard reported that there are now property owners on Cook Road that have shown an interest in the zoning and have purchased property with acreage and are considering opening a music studio and/or recording business.

**PUBLIC COMMENT:**

The Chairman requested Public Comment:

Tom Frey thanked commission for allowing input during meeting.

Carolynn Nichols also thanked commission for allowing input during meeting.

The next meeting is scheduled for August 3, 2016 at 7:00 P.M.

The meeting adjourned at 8:51 P.M.

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Chairman, Paul Trumble

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Secretary, Linda Cran