

**FOREST HOME TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
SEPTEMBER 7, 2016**

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

Also Present: Stephen Barnard, FHT Zoning Administrator,Carolynn Nichols, Barb Carton, Suzanne Mahan, Carl Stellin and Tom Frey.

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.

The Chairman requested Public Comment: Barb Carton spoke to the commission asking that a "Point of Sale" ordinance be revisited due to the findings in the water study report provided by Three Lakes Association. The report was given to Kearney Township finding that the golden brown algae in many of our lakes may be caused by an imbalance of nitrogen and phosphorus.

**POWELLS & ATTORNEYS MEETING**

Trumble, Dewey and Barnard met with the Powell's and their Attorney to discuss the Powell's property just north on Torch Lake near ~~Wright~~ Pinnel Road containing 1000+ feet of lake front. The family is seeking information regarding site condominiums for their family members to construct homes on this property. The project as discussed at the meeting appears to meet the standards of our Zoning Ordinance and the applicants will need to submit site plans.

**MAPS RESOLUTION**

Discussion:

Stephen Barnard spoke to the commission regarding the maps in the FHT Zoning Ordinance Article 5, "Zoning Districts and Zoning Maps" which divides the Township into Zoning Districts. These maps show the different zones identified by different colors and the colors are distorted. This affects the Powell property and in order to correct our zoning district maps the commission is required to pass a resolution. Sample resolution has been provided for members to review.

Discussion followed.

**RESOLUTION #2016-001**

**Township of Forest Home  
County of Antrim, Michigan**

The following preamble and Resolution offered by Member Dan Steiner and supported by Doug Dewey

**WHEREAS**, the Forest Home Township Board adopted the Forest Home Township Zoning Ordinance October 1, 2015; and

**WHEREAS**, Article 5, "Zoning Districts and Zoning Map", divided the Township into Zoning Districts; and

**WHEREAS**, at Section 502, “District Boundaries”, the following is stated:

“Where uncertainty exists as to the boundaries of Zoning Districts as shown on the Zoning Map, the following rules shall apply:

- A. Where the boundaries are indicated as approximately following the street, alleys, or highways, the centerlines of said streets, alleys, or highways, or such lines extended shall be construed to be such boundaries.
  
- G. Where the application of the aforesaid rules leaves a reasonable doubt as to the boundaries between two districts, the Zoning Administrator shall determine the appropriate district boundaries. Appeals of the Zoning Administrator decision may be appealed only to the Zoning Board of Appeals...”, and

**WHEREAS**, the Zoning Administrator has determined in Section 28, T30N, R8W, that the Eastern Boundary of the Zoning District known as Water Front Residential (WFR) is the centerline of South East Torch Lake Drive (Highway 593); and

**WHEREAS**, the Forest Home Township Planning Commission wishes to ratify and confirm the location of the Eastern Boundary of the WFR Zoning in Section 28, T30N, R8W Forest Home Township; AND correct any typographical printing errors contained on the Zoning Map;

**NOW THEREFORE, BE IT RESOLVED** that all of the above actions are hereby ratified and confirmed by the Planning Commission AND that any typographical printing errors on the Zoning Map be corrected to reflect the Eastern Boundary of the WFR zoning in Section 28, T30N, R8W Forest Home Township is the centerline of South East Torch Lake Drive (Highway 593).

AYES: Tom Sheneman, Linda Cran, Dan Steiner, Doug Dewey, Paul Trumble;

NAYES: None.

**RESOLUTION #2016-001 DECLARED ADOPTED.**

**ZONING ADMINISTRATOR – STEPHEN BARNARD**

Reported that a court hearing was to be held on the Bacon matter and the matter was postponed because Mr. Bacon came to court unprepared and without an attorney. The Court hearing was adjourned and rescheduled to September 14<sup>th</sup>.

A complaint was made by a resident because the neighbor has built a deer blind on stilts near her driveway.

Johnson Property – a site visit was made today to establish a visual assessment of the property from the road which was prompted by the verbal complaints made by Carl Stellin. Reporting that from the road approximately 30% of the rubbish has been moved or cleared from the front yard compared to the photos taken by Mr. Stellin last fall. The property owner has the right to conceal or hide his possessions such as old vehicles, trailers, wood piles and etc. It appeared today that Mr. Johnson is currently cutting wood and has made an attempt to gather, organize and straighten up his property at least from what could be seen from the road. Mr. Stellin begged to differ with Mr. Barnard’s report, stating that he could not see the full picture of the site as he did not enter onto the property.

Mr. McClain has not complied with the zoning ordinance as of this date. He has constructed a shed on a concrete foundation and will continue to work through this matter and will report status at the next meeting.

22 Permits have been issued to date (remodels, repairs, decks and 4 new homes)

Paul Trumble and Stephen Barnard both offered to meet with Mr. Stellin to complete a site visit of Mr. Johnson property to evaluate the site due to the continued complaints of Mr. Stellin.

**MINUTES:**

It was moved by Sheneman, seconded by Steiner that the minutes of August 3, 2016 be approved as corrected. Motion carried – Unanimous.

**OLD BUSINESS:**

Linda Cran reported that she was informed by a township resident that Mr. Bacon has been burning items in his back yard.

**BLIGHT ORDINANCE:**

Paul Trumble asked members if they have received any complaints that would warrant further discussion for a blight ordinance.

1. Steven Bacon properties – currently working on
2. Mr. Johnson property – has shown an improvement at least from the road

It was agreed that Paul Trumble, Stephen Barnard and Carl Stellin will meet on Friday, September 9<sup>th</sup> at 9:30 a.m. to discuss and visit the Johnson property.

**POINT OF SALE: ORDINANCE**

Paul Trumble reported that he does not have a copy of the lake study and will not be acting on this issue until the report has been received and reviewed.

**NEW BUSINESS:**

Linda Cran asked if anyone has noticed the signs on Draper property along M-88 that state “lock her up”. The only comment was that this is Draper property and they are making a personal statement like it or not.

Tom Sheneman asked if the State of Michigan were to legalize Marijuana would property owners be allowed to grow in the AG business district and be permitted to have tasting rooms or smoking rooms. Discussion: No need to address this matter at this time but if the law changes the commission will address at that time.

**PUBLIC COMMENT:**

The Chairman requested public comment: Tom Frey spoke on the discussion of future plans for the Powell's Condominiums project and if there will be separate septic systems for each dwelling. Paul replied that these homes will not have any common utilities. Tom also asked if the commission would review the Zoning Ordinance Article 3 to address the number of vehicles allowed in yards. Barb Carton spoke on good septic systems that may fail because they are not being used on a regular basis and that systems need to be used regularly to work correctly.

The next meeting scheduled is Wednesday, October 5, 2016 at 7:00 p.m.

The meeting adjourned at 7:58 p.m.

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Paul Trumble, Chairman

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Linda Cran, Secretary