

**FOREST HOME TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
APRIL 5, 2017
7:00 PM**

Members Present: Paul Trumble, Doug Dewey, Linda Cran and Tom Sheneman.
Members Absent: Dan Steiner
Also Present: Stephen Barnard, Tom Frey, Carolynn Nichols, Julia Burke and Robert Milliron.

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

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:

Tom Frey stated that he was happy to attend and be heard.

ZONING ADMINISTRATOR – STEPHEN BARNARD UPDATE:

Correspondence: Julia Burke

A letter was submitted by Julia Burke requesting the Commission to examine in detail the possible violations of Forest Home Township Zoning Ordinance, Section 309 Accessory Use, Letter "A", number "4" titled Outdoor Storage of Vehicles (specifically) "such storage shall be located not less than 25 feet from any side lot line and not less than 40 feet from the road right of way." She provided addresses of four (4) sites in the Cedar Meadows Subdivision that may be in violation of the ordinance. Discussion followed: The commission suggested that the Ms. Burke examine the Cedar Meadows Subdivision Bylaws and that the Zoning Administrator will investigate the four (4) sites. The issue will be discussed with the FHT attorney if warranted.

Mike Sheneman and Torch Lake Cellars:

The pole barn was permitted and not in violation of the ordinance, the existing pole barn was upgraded to contain wine and storage. The new pole barn contains the farm equipment and vineyard equipment.

Happy Town "Camp Ground":

The last campground license on file is for the year 2014 and that the "Campground" license must be re-applied for each year. He will continue to investigate to verify the status of their license and advise the appropriate person that a copy must be filed with the township.

Complaints:

In receipt of several complaints of furniture being left out in the right-of-ways and notification has been sent to the property owners.

The Township Supervisor suggested that if the owners do not remove these items that the township request these items be picked up and disposed of properly.

Township Issued Permits:

Three (3) new home constructions permits

Three (3) new pole barns

MEDICAL MARIJUANA UPDATE:

Cran reported that the new law goes into effect December 15, 2017 which provides for state and local licensing and regulation of five types of medical marijuana facilities and that no licensing can be accepted prior to December 15, 2017. She spoke of the articles in the Michigan Township Association (MTA) publication dated February 2017 "Clearing the haze on medical marihuana" and referenced the article that reported that townships and other local units have complete control over whether a facility ever locates in their jurisdiction and that no facility, person or business can force a board to change its mind. The article also spoke to permitting these facilities can have an economic impact such as creating jobs and possible business sites in vacant buildings. Members will continue to gather information as it become available.

MINUTES:

It was moved by Dewey, seconded by Sheneman that the minutes of meeting dated March 1, 2017 be approved as written. Motion carried – all present voting yes.

OLD BUSINESS:

Cran reported that she has heard from several property owners next to and near the Steve Bacon property and now that the snow has melted that the site is full of rubbish, junk, abandoned vehicles and cabins on wheels. One of the neighbors reported that she keeps her curtains closed due to the disgusting view of his yard.

Trumble reminded the members that Kearney Township has a Nuisance Ordinance - #1 of 2017 and that our legal counsel does not advise writing a Nuisance Ordinance. The township has exhausted their efforts which took Mr. Bacon to court and the township lost due to a legal technicality of the wheels on the cabin making the cabin portable and the judge ruled in Mr. Bacons favor. Those that have voiced their complaints should be filing their complaint with the DEQ/DNR. Neighbors could file a complaint informing the DEQ/DNR that the properties have a creek that flows directly into Intermediate Lake and that the properties may contain hazardous waste seeping into the ground and water table from the abandoned vehicles and equipment.

NEW BUSINESS:

Trumble and Barnard met with Fred Sittel to discuss septic systems near our lakes and streams.

Cran mentioned that she saw a small home business sign on Bellaire Highway for Handy Fab & Fix and asked if the owner had complied with township regulations and if owner had applied for a permit? Steven will check and report back next month.

PUBLIC COMMENT:

Tom Frey spoke on association rules verse the FHT Ordinance and noted that Mr. Bacon just moves items around the properties. Carolynn Nichols spoke of the Cedar Meadows Bylaws and that one (1) site is a motorhome on a corner lot and in rights of ways which blocks drivers view at stop sign. It is a possibility that this may be a County Road Commission issue to regulate.

The meeting adjourned at 8:11 p.m.

Paul Trumble, Chairman

Linda Cran, Secretary