

**FOREST HOME TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
Wednesday, June 7, 2017 @7:00 P.M.**

Members present: Doug Dewey, Dan Steiner, Linda Cran and Tom Sheneman.
Absent: Paul Trumble
Also present: Steve Barnard,Carolynn Nichols and Barbara Carton.

The meeting was called to order by the Vice Chairman Dewey at 7:00 P.M.

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

AGENDA:

It was moved by Sheneman, seconded by Cran to approve the Agenda as written. Motion carried – all present voting yes.

PUBLIC COMMENT:

The Vice Chair called for Public Comment. Barbara Carton spoke on the setbacks for structures such as decks, docks and boat slips. Barnard spoke referred to the Zoning Ordinance and will follow up with Barbara to discuss the standards. Public comment closed 7:05 P.M.

ZONING ADMINISTRATOR UPDATE: STEVE BARNARD

Cedar Meadows Subdivision:

A letter was sent to the Association president regarding the issue of the parked motorhome. The association has sent letters to those property owners that are noted as in violation and given until July 1, 2017 to comply. Ms. Miles called inquiring on if the complaints made to the township named her property and asked if she was being singled out. A letter was sent informing her that she was not listed.

Solar Power/Wind Power

Has been busy fielding questions regarding land use permits for residential use.

Small signs in Right-of-Ways:

These signs have been removed and owners have notified to pick up.

Schoch Property Complaint:

The owners were called and reported that they owned two (2) properties and had recently sold one property therefore they moved all their possessions onto their remaining property and will complete the cleanup as soon as they can.

Complaints: Rentals

David and Diane Horling owner of property at 5915 N. Silver Pines Drive, wrote a letter to the township regarding private, single family homes being converted into high occupancy rentals and listed many concerns of the rental property for 15+ people with weekly turnovers.

Discussion followed: Concerns of parking, septic systems, noise and in general the disrespect of neighbors and lake quality. Business operations: Home Occupation/Cottage Industry/ Commercial Business and enforcement. Legal opinion and a recommendation will be offered at the next meeting.

General Inquiries:

Continues to get calls for homes on Torch Lake that are for sale and if the township has rules and regulations for land use for rental properties.

Steve Bacon Properties Issues:

Suggesting he apply for a land use permit for Home Based Business?

MEDICAL MARIJUANA UPDATE:

Letter from Antrim County dated May 1, 2017 – No action taken.

Revisit with the Chairman present.

MINUTES:

It was moved by Sheneman, seconded by Steiner that the minutes dated May 3, 2017 be approved as corrected. Motion carried all present voting yes.

OLD BUSINESS:

There was none.

NEW BUSINESS:

Barnard referred to the Zoning Ordinance Section 3-13 Docks, Decks and the impact of these structures to water's edge. DNR – regulates boat slips.

Cran inquired about the three (3) small structures being built in a row on the north side of property on East Torch Lake Drive. It was reported that these structures are for storage use.

The Vice Chair requested Public Comment. Carolynn Nichols suggested that the commission consider reviewing the case law that has been published on short term rentals. Public comment closed at 8:21 p.m.

The meeting adjourned at 8:22 p.m.

Vice Chairman, Doug Dewey

Secretary, Linda Cran