

**FOREST HOME TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 2, 2017
7:00 PM**

Members present: Paul Trumble, Doug Dewey, Dan Steiner, Linda Cran and Tom Sheneman
Absent: None.
Also present: Stephen Barnard, FHT Zoning Administrator, Terri and Bruce Miles, Fay and John Kirkpatrick,Carolynn Nichols, Julia Burk and Barbara Carton.

The meeting was called to order by the Chairman Paul Trumble at 7:00 PM.

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

AGENDA:

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

PUBLIC COMMENT:

The Chairman requested Public Comment: Barbara Carton thanked the Zoning Administrator for his assistance in clarifying questions that she had with the Forest Home Township Zoning Ordinance. Fay and John Kirkpatrick addressed the commission to discuss the Zoning Ordinance Violation that has had recently been brought to their attention for the location in which their 41'-5th Wheel -RV is parked on their property. The RV has been parked on the special pad for the past seven (7) years on the corner of lot and is fairly close to dwelling due to their age and health conditions. The location of the RV pad was approved by the Antrim County Road Commission. Public comment closed at 7:12 pm.

ZONING ADMINISTRATOR UPDATE – Stephen Barnard

Cedar Meadows Subdivision Violations Issues

On July 17th a meeting was held with the Kirkpatrick's and the Miles' with both Trumble and Barnard to discuss the violations and at this time it was agreed that both parties would allow the township representatives to measure their property and the township official would allow a 30 day extension on sited violations.

Kirkpatrick Site:

The lot measurements were completed and the recommendation was to move the RV next to the garage citing plenty of open space to accommodate the parking of the RV with the back of the trailer hanging over the drainfield. The RV can be moved back and forth for maintenance, loading and unloading.

Miles Site:

The lot measurements were completed and the finding was that the trailer is parked inside the lot envelope and can remain parked in same location and not in violation of Zoning Ordinance.

Moore Site:

Reported that the violation was for the camper that was parked close to the road and that the camper has not been parked on property for most of the summer. The plan is to measure the campers parking location on property from the road easement.

Torch Lakes Cellar:

Reported that he had called Mr. Sheneman to request a list of events scheduled for summer and fall, but he had not returned call as of this meeting.

Short Term Rentals:

Reported that the Michigan Township Focus had published an article regarding short term rentals and provided a copy of an article from the Record Eagle Newspaper regarding East Bay Township "Planners aim to regulate rentals". Diane Horling had thanked the Township for their efforts to keep an eye on the issues of short term rentals. Discussion followed.

Kirkpatrick Site:

Trumble spoke on the Forest Home Township Zoning Ordinance and that the Planning Commission can't change the standards and that Mr. and Mrs. Kirkpatrick can apply for a land use permit, when the permit is denied the applicants then can appeal the decision to the Board of Appeals to seek a variance.

The township does not have jurisdiction over the association and in this case the association came to the township for assistance. The suggested procedure is to meet with the members of the association and address the by-laws and review and revise conditions set by the association to address the needs and wants of the members paying dues.

MINUTES:

It was moved by Dewey, seconded by Cran that the meeting minutes dated July 5, 2017 be approved as corrected. Motion carried all present voting yes.

OLD BUSINESS:

Stephen Barnard reported that the request of Steve Karner to build a ~~second~~ second story above his 1952 trailer. He sent a detailed letter informing him of the requirements needed for the submission of a site plan.

NEW BUSINESS:

Cran asked about a pole barn being built on Honey Hollow Road. Barnard reported that the pole barn is being construction on Mr. Moyer's property and was properly permitted and a land split was also processed.

Dewey brought up the East Bay Township Planning Commission proposal for short term rentals with the owners registering with the Zoning Administrator. With the state weighing in on the issue that the commission continues to gather data and wait to see the direction the state takes on short term rentals.

Cran also spoke of the TCE Plume which continues to move at the rate of 800 feet per year. The Mancelona Water and Sewer Authority continue to work to get ahead of this issue and that the Health Department will not issue permits if there is not safe drinking water. Cran also addressed the Village of Central Lake Blight Ordinance and that the village continues to work on enforcement.

PUBLIC COMMENT:

The Chairman requested Public Comment: Terri Miles thanked the commission and stated that her trailer has been parked in the same location for years and was not aware of subdivision rules or the Zoning Ordinance. Julia Burk thanked the commission for taking the time and listening to her complaints. Carolynn Nichols spoke on the ability of the association to enforce deed restrictions and that the board has in the past discussed storage areas for their members ~~on~~ to the north of the playground park area. Although, any additions for storage would be very expensive due to the topography of the land and members are not supportive of having a view to a storage area. Any such plan will put a financial burden on the membership and cause an increase in dues.

The meeting adjourned at 8:10 p.m.

Chairman, Paul Trumble

Secretary, Linda Cran