

**FOREST HOME TOWNSHIP PLANNING COMMISSION
MEETING
MINUTES
NOVEMBER 1, 2017 @ 7:00 PM**

Members present: Paul Trumble, Doug Dewey, Dan Steiner, Linda Cran, Tom Sheneman.
Absent: None
Also present: Stephen Barnard,Carolynn Nichols, Barb Carton, Sue Mahan and Joseph Powers.

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

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

AGENDA:

It was moved by Sheneman, seconded by Steiner that the agenda be approved as written.
Motion carried – Unanimous.

The Chairman called the Public Hearing at 7:05 P.M.

PUBLIC HEARING

The Chairman addressed the purpose of the Public Hearing is to consider a request by Joseph and Cynthia Powers, for a Special Land Use Permit for the construction of an accessory building before constructing a new single family home, in accordance with Article 16, Section 1642, Subject property identification No. 05-07-201-011-02 located at 839 S. M-88 (Roger Crandall split).

ZONING ADMINISTRATOR – STEPHEN BARNARD

Stephen Barnard spoke on the procedures to file a Special Land Use Permit. Reporting that notices of the Public Hearing had been published in the Antrim Review and notifications had been sent to the surrounding property owners as required. A letter was received in support of the request for Joseph and Cynthia Powers “Special Land Use Permit” from the adjacent neighbor and business owner of Haggards Plumbing and Heating.

APPLICANT - JOSEPH POWERS

Joseph Powers spoke to the commission in support of his request for the Special Land Use Variance request to construct an accessory building (Pole Barn) prior to the construction of a new single family dwelling. The Pole Barn will be built and used for storage prior to the construction of home. The size of the proposed pole barn is 40’ x 30’ with the height to be 12’ on a slab foundation and setbacks from property lines: Front (lake) 420’, Rear 35’ (Hwy. M-88) Right 50’ (West side) Left 10’ (East side).

The Chairman requested public comment. There was none.

The Chairman closed the Public Hearing at 7:10 p.m.

The Chairman re-opened the regular meeting at 7:11 p.m.

The members reviewed:

Special Land Use/Activity Application
Site Plan
Certificate of Boundary Survey – Ferguson & Chamberlain Associates, Inc. dated 5/2/2017 – Description of Parcel “A-1”, Description of Parcel “A-2” , Description of private easement for driveway and utility purposes
Health Department Evaluation: Vacant property determined site will support a conventional septic system.
Soil Erosion Permit dated 10/20/2017 site work is subject to special restrictions and limitations.

Discussion:

All members stated that there are concerns regarding DEQ permitting and Wetland Delineations Report.

It was moved by Steiner, seconded by Dewey that a Special Land Use Variance be granted to Joseph and Cynthia Powers to construct an Accessory Building/Pole Barn before the construction of a new family dwelling with the conditions that the applicants provide proof of DEQ permits authorizing construction site of future dwelling and a Wetland Delineation Report be provided to township. Motion carried as follows – all present voting yes.

The Chairman request Public Comment. There was none.

ZONING ADMINISTRATOR – STEPHEN BARNARD UPDATE

Zoning Maps Corrections – FHT Zoning Ordinance

No special hearing is needed to correct the zoning maps and that a request has been made to Williams and Works to correct the maps and provide new maps for document.

Banwell Property

Property owner stated that he was not aware of Ordinance and has removed items and is currently in compliance.

Kirkpatrick Site – Cedar Meadows Subdivision

A site visit revealed that the RV has been removed from the property.

Moore Site – Cedar Meadows Subdivision

The owner has complied with the suggested recommendations.

Happy – Town Campground

The Township has no authority for permitting campgrounds. The State of Michigan is the issuing agent for permits involving “Campgrounds” and the contractor is working with his attorney and the State to resolve issues. The stop work order placed on site by the Antrim County Building Department continues to be in effect.

Silver Pines – 5984 Faye Drive

Owner Steve Karner – lot and existing trailer both non-conforming seeks approval for expansion and recently stated that he will be seeking legal advice.

MINUTES:

It was moved by Dewey, seconded by Sheneman that the minutes of October 4, 2017 be approved as written. Motion carried – Unanimous.

OLD BUSINESS:

Matters addressed in the Zoning Administrators Update.

NEW BUSINESS:

There was no new business.

The Chairman requested Public Comment: There was none.

The meeting adjourned at 7:54 p.m.

Chairman, Paul Trumble

Secretary, Linda Cran