

**PLANNING COMMISSION
MEETING
MINUTES
August 7, 2019 @7:00 PM**

Members present: Paul Trumble, Doug Dewey, Dan Steiner, Tom Sheneman, and Linda Cran
Absent: None.
Also, present Steve Barnard,Carolynn Nichols, Barb Carton, Nicole Essad, Colleen Ward, Kathryn Bechtold, Frederick Bechtold, Jr., Sue Mahan and Kirk Morey.

The Chairman called the meeting to order at 7:05 pm.

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

The Chairman announced to all in attendance that the Special Land Use – Public Hearing for applicants Kirk and Cherie Morey will not be held tonight. A meeting was held and it was determined that this request is not ready to move forward at this time.

The Chairman requested Public Comment. Nicole Graham (Attorney) spoke on behalf of Mr. & Mrs. Ward regarding the Morey Special Land Use application and asked the commission if they have received the letter sent from Attorney Peter Wendling addressing concerns regarding this special land use application. Colleen Ward spoke of concerns of residential property and commercial uses. Mr. Bechtold addressed concerns for quality of life living on lakes and that commercial uses of are encroaching on or near residential areas. Public comment closed at 7:07 p.m.

AGENDA:

It was moved by Sheneman, seconded by Dewey, that the agenda be approved with the date correction. Motion carried – Unanimous.

ZONING ADMINISTRATOR REPORT - STEVE BARNARD:

- Rules Every Township Should know about Recreation Marihuana Establishments.

Mertz Shoreline –Shoreline Buffer Cottage Drive

Complaint received: Regarding buffer zone and clearing.

Research: This site **has** minimal trees on it for years and that the lawn/grass is very well established.

Bacon Letter – Rental Unit Complaint:

Short-term rental next door:

Law Enforcement called to make a complaint about the renters, waited and no response from law enforcement. The Bacons' unable to get an officer to come out to their property and take a report decided that it would be best to go back home and did.

Discussion followed.

Farm Tourism-Events Barns

Williams & Works – Draft language necessary, public safety, parking, etc.

Discussion followed.

Williams and Works - Solar Energy Systems

Draft Ordinance for members review.

Sample – Elk Rapids Township “GERONIMO ENERGY”

Discussion followed.

MINUTES:

It was moved by Dewey, seconded by Sheneman, to approve the July 3, 2019 meeting minutes as corrected. Motion carried – Unanimous.

OLD BUSINESS:

- Bacon Property – Cran asked if there are any new issues or complaints reported.
 - Barnard reported no new complaints.
- Master Plan Update
 - Draft Ordinance - Solar Energy Systems review and discuss at the next meeting.
 - Farm Tourism Facility – Weddings, group gathering, parking safety, etc.

Discussion followed.

NEW BUSINESS:

Dewey reported that both Milton Township and Elk Rapids Township ballot proposals for the “Farmland and Open Space Proposal” failed.

PUBLIC COMMENT:

The Chairman requested Public Comment. Carolyn Nichols spoke on the location of the Consumers sub-station in the Village of Bellaire. Barb Catron spoke on the townships buffer guidelines are not well known by the public and short-term rentals should have to complete a registration form identifying the contact person and pay a fee. Kirk Morey agreed with rental suggestions made by Barb Carton and Mr. Bechtold addressed “Event Barns” stating that the township needs be prepared to address this land use. Many jurisdictions are finding themselves being sued. It is very wise to get ahead of this use and control the rules and guidelines. Public comment closed at 7:45

Cran announced that she had sold her home and purchased home in the Village of Bellaire, so she is still a resident of FHT. She also extended condolences to member Tom Sheneman and his family for the passing of ~~Laverne~~ **LaVerne** Sheneman (mother) a valued citizen of FHT. **9/4/2019 Correction**

The meeting adjourned at 7:49 p.m.

Chair, Paul Trumble

Secretary, Linda Cran