

**FOREST HOME TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
WEDNESDAY, AUGUST 5, 2015**

Member present: Paul Trumble, Doug Dewey, Dan Steiner, Linda Cran, Tom Sheneman

Members absent: None

Also present: Stephen Barnard, FHT Zoning Administrator
Public attendance: Sign in sheet attached.

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

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

PUBLIC COMMENT:

Tom Frey thanked the commission members for their work. Keith Kintigh, a Kearney Township resident spoke in support of a zoning ordinance amendment to allow an Island proposal for Brad and Amanda Kik. Amanda Kik read a letter in support written by Ken and Molly Myles in support of Island concept and amendment to proposed zoning ordinance. Brad Kik thanked the commission for working on language with Jay Kilpatrick for future proposals for the Arts – Agricultural Tourism, Farm Tourism and Residency Facility. Bill Hershey spoke on his concern that in the proposed amendments to the Zoning Ordinance permit by right guest houses in the Waterfront Zone only. That the R1 - Residential Zone has no language to permit a guest house and that R1 should be treated equally and referred to Section 504-A (summary table of land uses and regulations structure permit guest house uses), and is in support of the Kik' Island concept. Richard Courson introduced himself as he was asked to attend meeting to present to the commission information and to speak on his experiences with the "Point of Sale Program" as a retired District #10 Health Department employee of Kalkaska County he has worked with the Kalkaska County Point of Sale Program. Public comment closed at 7:08 p.m.

AGENDA:

It was moved by Dan Steiner, seconded by Linda Cran to approve the agenda as written. Motion carried – Unanimous.

CONFLICT OF INTEREST:

The Chairman asked if any of the members have a conflict of interest with any of the items on the agenda.

No Conflicts stated.

MINUTES:

It was moved by Tom Sheneman, seconded by Doug Dewey that the minutes of the July 1, 2015 minutes be approved as written. Motion carried - Unanimous.

POINT OF SALE ORDINANCE – PRESENTATION

Richard Courson

Retired from Kalkaska County District Health #10 and worked with their Point-of-Sale Program. The Point-of-Sale program mandates the evaluation of the water supply and the wastewater disposal system for any property that is sold. The purpose provides new home owners valuable information concerning their water supply and septic system; and provides the new home owners results if upgrades and improvements to the well and septic system are needed; and allows current septic system designs to be evaluated throughout their life-span. The inspection rates the conditions of the septic and well system and provides a written report and evaluation rating the condition of the systems. Objections are due to additional cost for inspections and written reports from both homeowners and realtors. Although, the relief of liability is huge to all involved and if a problem was detected it is resolved and/or agreed upon, and eliminates the saying buyer beware. If the State of Michigan were to adopt a Point-of-Sale Program the Townships Ordinances would no longer be needed and would be dissolved.

The Kalkaska County Point-of-Sale Program Ordinance is available online and Tom Sheneman has offered to provide all members with a copy and a copy of the blank application form.

FARM TOURISM FACILITY ORDINANCE:

The Chairman asked for comments over the request and proposed draft.

Linda Cran: Stated that she would like time to read what has been offered by Jay Kilpatrick, Consultant.

Tom Sheneman: Stated that he has no problems and this land use is needed.

Doug Dewey: Stated that the Special Land Use/Events section of the Ordinance should contain similar permit procedures.

Dan Steiner: Stated that time is needed to review and consider the land use standards and that this use of farmland is good for the township and Agricultural uses.

Paul Trumble agreed with the statements made above and will speak with Jay Kilpatrick about the proposed language. Paul recommended that Mr. Kik draft the proposal for site plans and submit to the Township. The issue will be set aside at this time and if ready could be scheduled on the agenda for the September meeting.

ARTIST RESIDENCE FACILITY:

Issues discussed:

Lodging – Big issue small cabins/out building/Lodge

Health Department regulations: Approval/Bath Facilities/Minimal footage/etc.

Campground – State regulations very complex.

Amanda Kik stated that she has been in the process of licensing with the State of Michigan on another project and it has taken three (3) years due to the length of name being used. A Campground license is very strict and would be very difficult to obtain for the uses as discussed.

Paul Trumble will consult with Jay Kilpatrick on this use and will report at the next regular meeting.

OLD BUSINESS:

Torch Lake Cellars – Paul Trumble

Stated concerns on the number of signs, the uses and if all signs have been properly permitted. The Zoning Supervisor, Stephen Barnard will check and report at the next scheduled meeting.

Paul Trumble mentioned an event that was held at the Arsnoe property: Wedding Reception with many attending and asked if a permit was issued. No permit issues.

Doug Dewey reported that he and Paul Trumble met with Terry Smith, FHT Supervisor, Brad and Amanda Kik to discuss square footage size for a guest houses as stated in new draft. Paul Trumble reported that this is an issue that he will consult with Jay Kilpatrick and report back.

Tom Sheneman – requested that Guest Houses in R1 zone which had been brought up by Mr. Hershey be re-visited; and discussed with Jay Kilpatrick, the previous Zoning Administrator and the new Zoning Administrator.

NEW BUSINESS:

None

PUBLIC COMMENT:

The Chairman requested public comment at 8:33 P.M.

Tom Frey spoke on the need to have more discussion on the Farm Tourism facility and that the signs for Torch Lake Cellars are much better looking than the old ones. Karen Szcodronski stated that she agreed with Tom Frey and that the Artist Residence Facility and Point of Sale Program studies continue. Gary Petty spoke on current studies that are being conducted to evaluate lake conditions due to a golden brown film that may be caused due to faulty septic systems and offered to share the reports when testing has been completed. Bill Hershey thanked members for their consideration for language in ordinance to cover guest houses in all zones. Public comment closed at 8:40 p.m.

The next regular meeting is Wednesday, September 2, 2015 at 7:00 p.m.

The meeting adjourned at 8:41 p.m.

Chairman, Paul Trumble

Secretary, Linda Cran