

**FOREST HOME TOWNSHIP
PLANNING COMMISSION
MEETING
WEDNESDAY, DECEMBER 2, 2015**

Members Present: Paul Trumble, Doug Dewey, Dan Steiner, Linda Cran
Absent: Tom Sheneman
Also present: Stephen Barnard Zoning Administrator and Public Attendance sign in sheet attached.

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

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

The Chairman requested Public Comment: Tom Frey thanked the commission for starting their meetings with the pledge of allegiance to the U.S. flag.

AGENDA:

It was moved by Cran, seconded by Dewey that the agenda be approved as corrected. Motion carried – All present voting yes.

MINUTES:

It was moved by Cran, seconded by Dewey that the minutes of November 4, 2015 be approved as corrected. Motion carried – All present voting yes.

POINT OF SALE:

Trumble reported that he had met with the FHT Supervisor and the FHT Zoning Administrator to discuss the issue of a Point of Sale Ordinance and the conclusion was reached that the Planning Commission not move forward at this time. It was agreed that the County should be working on a Countywide Ordinance, rather than being addressed Township by Township. Trumble and Cran both received an email from Tip of the Mitt Watershed on the extensive water quality study that is being conducted and that the local data will be provided to the Townships. At this time the commission will review the data and if the reports reflect real problems in Forest Home Township to which an ordinance would be beneficial and necessary then the commission will re-address.

ZONING AMENDMENT - GUEST HOUSE:

Steven Barnard reported that the FHT Board rescinded their motion to accept the FHT Zoning Ordinance Amendments and directed the ordinance be returned to the Planning Commission to review language and standards for the Guest Houses. The Board did recommend that the commission consider removing or reducing the minimum standard of 50,000 square feet.

GUEST HOUSES - Discussion:

Commission was delighted that the FHT Board rescinded their motion and returned the ordinance. It was determined that the following Articles and Sections containing language for Guest Houses be changed as follows:

Article 2 – Definition

Guest House: An accessory building constructed and maintained for the convenience of housing guest; and shall contain a minimum of four hundred eighty (480) square feet of floor area and not exceed a maximum of eight hundred (800) square feet of floor area.

Article 5 Zoning Districts and Zoning Map

Section 504-A Summary Table of Land Uses and Regulatory Structure
Use permitted by right: Agriculture (AG); Waterfront Residential (WFR);
Rural Residential (RR) – **KEEP THE SAME**

Article 6 Agriculture District (AG)

Section 601 Permitted Uses – **remove** on lots of greater than 50,000 sq. ft.

Article 7 Waterfront Residential District (WFR)

Section 701 Permitted Uses – **remove** on lots of greater than 50,000 sq. ft.

Article 8 Rural Residential District (RR)

Section 801 Permitted Uses – **remove** on lots greater than 50,000 sq. ft.

It was moved by Dewey, seconded by Cran that the following revisions to the FHT Zoning Ordinance for Guest Houses; that Article 2 Definitions for Guest House be the following: An accessory building constructed and maintained for the convenience of housing guest and that the guest house shall contain a minimum of four hundred eighty (480) square feet of floor area and shall not exceed a maximum of eight hundred (800) square feet of floor area; and that Article 6 Section 601, Article 7 Section 701, Article 8 Section 801 be revised by deleting language: on lots of greater than 50,000 square feet; and that these revisions be approved and accepted and that a public hearing be set in accordance with the provisions of the Zoning Enabling Act. Motion carried as follows: All present voting yes.

MEDICAL MARIJUANA REPORT – CRAN

Cran reported that she had contact via email with Dr. Edelman regarding this subject with no news to report.

ZONING ADMINISTRATOR REPORT – STEVE BARNARD

Barnard provided an update regarding the citation written to Steven Bacon, whom has not replied by the November 10th deadline and now has been turned over to the 86th District Court. Additional citations for outdoor storage and vehicles that are parked to close to the road may be forthcoming. Another complaint has been made to the Township by a local realtor for property located on Torch Lake Drive. An update will be provided at the January meeting.

Mr. Barnard asked the commission to consider amending the following forms:

- Forest Home Township Land Use Application
- Forest Home Township Site Plan Review Application
- Forest Home Township Land Division Application
- Forest Home Township Zoning Board of Appeals Variance Application

He requested that the addition of the sentence be approved to all four (4) forms as follows: Owner also, grants permission for township officials to access the property for premise inspection and compliance of the zoning permit.

It was moved by Cran, seconded by Steiner that the FHT Land Use Application, the FHT Site Plan Review Application, the FHT Land Division Application and the FHT Zoning Board of Appeals (ZBA) Variance Application be revised by adding the following sentence to each application: Owner also grants permission for township officials to access the property for premise inspection and compliance of the zoning permit. Motion carried as follows: All present voting yes.

OLD BUSINESS:

None

NEW BUSINESS:

Cran complimented the FHT on their festive holiday decorations.

PUBLIC COMMENT:

Tom Frey – Spoke in support of the commission for requesting that the FHT Board return/rescind the adoption of the FHT Zoning Ordinance. Barb Carton spoke on the discussion of Guest Houses, but the ordinance does not address rental homes. Carolyn Nichols asked when the latest draft of the ordinance would be available. Paul replied as soon as Williams & Works can get the changes from tonight's meeting and add them to the draft.

The meeting adjourned at 7:55 p.m.

Paul Trumble, Chairman

Linda Cran, Secretary