

**FOREST HOME TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
Wednesday, June 1, 2016 @ 7:00 p.m.**

Members present: Paul Trumble, Doug Dewey, Dan Steiner, Linda Cran, and Tom Sheneman
Absent: None
Also present: Stephen Barnard, FHT Zoning Administrator, Teresa Miles, Carl Stellin, Tom Frey, Carrie Hebden,Carolynn Nichols, Suzanne Mahan, and Barb Carton

The Chairman called to meeting to order at 7:00 p.m.

The Pledge of Allegiance

AGENDA

It was moved by Cran, seconded by Dewey that the agenda be approved as presented. Motion Carried- Unanimous.

The Chairman requested Public Comment: Carolynn Nichols asked the commission to consider an ordinance with language to crack down on short term rentals in Forest Home Township. Tom Frey spoke on the benefits of having an ordinance to address short term rentals in the township. Carl Stellin spoke on the need for a Blight Ordinance in Forest Home Township. Mr. Johnson at 2775 E. Torch Lake Drive (corner of Lewin Road) has his junk, vehicles and wood piles in his front yard and that this site has become out of hand. There are many other sites within our township that should be addressed. He also spoke of the many signs that have been put up along M-88 and Eckhardt Road promoting Commercial Businesses, yard sales and etc. These signs are being left up even after an the event has been held, which adds to the problem of the townships appearance and recommends that the township enforce the removal of all temporary signs and not allow the Commercial Business signs to slide. Many townships in Antrim County have Blight Ordinances and asked the commission consider a similar ordinance for Forest Home Township. Public Comment closed at 7:19 p.m.

ZONING ADMINISTRATOR – STEPHEN BARNARD UPDATE

Reported to the commission that he had requested Forest Home Township resident Teresa Miles of Cedar Meadows Subdivision, address at 7423 Sandy Lane, to attend this meeting. Due to an anonymous letter asking why Ms. Miles residence is located in a zoned waterfront residential, why was she given a Kennel License by Antrim County? Stating that Section 1102 of the FHT Zoning Ordinance has Kennels in the Commercial District Zone and the resident is not zoned Commercial District? Mr. Barnard stated that Article 10 Section 1102 Special Land Use and Section 1632 Kennel does not require this resident to have a Special Land Use Permit. Ms. Miles stated that she has six (6) dogs that are pets and show dogs and has conformed to the rules of the County as suggested by the Antrim County Animal Control Officer. She has held a County Kennel License/Permit since the year 2000. Carrie Hebden spoke in support of Ms. Miles being her next door neighbor and sharing one side of their backyard fencing and over the past twenty (20) years has never had a problem with Ms. Miles or her pets. Members all agreed that Ms. Miles is not in violation of the Township Ordinance. Mr. Barnard apologized to Ms. Miles for the aggravation and inconvenience this has caused her and her family. He continued to report that he has been unable to meet with Township Attorney William Derman regarding commissions concerns on Medical Marihuana and will add to his list the concerns discussed

with short term rentals and advice regarding Blight Ordinances. Informed members that Mr. Bacon continues to move things around within his own yard and will continue to monitor this situation.

MINUTES:

It was moved by Cran, seconded by Sheneman that the minutes of meeting dated May 2, 2016 be approved as written. Motion carried – Unanimous.

OLD BUSINESS:

Dan Steiner reported that he has talked to Mr. Boyd owner of Paddles and Peddles about the commissions' discussion to research the possibility of widening Eckhardt Road and Vandermark Road for safety purposes. His opinion was that Eckhardt Road would not warrant the expense to widen the road but would support the need to consider widening both Vandermark Road and John R. Rodger Road due to the volume of use by trail and biker enthusiast.

House Bill 4209 – Medical Marijuana no update

NEW BUSINESS:

Paul Trumble reported that he has heard that an event is planned to be held at Torch Lake Cellars and that the owner Chad Sheneman has not complied with special event permits.

Tom Sheneman reported that he had informed owner Mike Sheneman (his brother), that processes are in place and event permits are required. Tom's son Daniel Fuller was informed by Chad Sheneman that there would be no weddings events planned at this location, but that he is considering having a food truck such as an instant ice cream maker at this site on the weekends.

The members agreed that the Zoning Administrator, Stephen Barnard be directed to contact Mr. Sheneman and request that he attend the next meeting. The commission is more than willing to work with Torch Lake Cellars owner Chad Sheneman but he must follow the rules and regulations and apply for special use permits for his events rather than continue to be in violation.

Discussion followed over the definition of Blight as this varies from person to person. Doug spoke on encouraging owners to move their items to their back yards and/or encourage concealing items by the means of screening or buffers such as berms, green coverage, foliage and fencing to reduce the appearance concerns of the public and for those properties abutting public right-of-ways. The Chairman assigned Linda Cran to research and gather sample copies for members to review. Enforcement is always an issue to take into consideration and the cost that goes along with enforcement.

Dan Steiner will discuss the issue and concerns regarding short term rentals at the FHT Board meeting.

PUBLIC COMMENT: Barb Carton thanked the commission for the discussion with the matter of short term rentals and that she understands the enforcement concerns but if an Ordinance was in effect that maybe it would detour those short term rentals and those considering purchasing homes for this purpose. Tom Frey suggested that if Mr. Bacon was approached with moving items to his backyard and suggest that he could conceal his property with berms, planting of trees and/or putting up fencing that he would be willing to comply. Public Comment closed 8:10 p.m.

The meeting adjourned at 8:11 p.m.

Chairman, Paul Trumble

Secretary, Linda Cran