

**FOREST HOME TOWNSHIP
PLANNING COMMISSION
WEDNESDAY, MAY 3, 2017
7:00 P.M.**

Members Present: Paul Trumble, Doug Dewey, Dan Steiner, Linda Cran and Tom Sheneman.

Absent: None.

Also Present: Steven Barnard, Tom Frey,Carolynn Nichols, Barbara Carton, Joanna Thorton, Fiona Thorton and Luke Hamilton.

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

Pledge of Allegiance to the U.S. flag.

AGENDA:

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

PUBLIC COMMENT:

The Chairman requested Public Comment: Tom Frey thanked the Commission for beginning each meeting with the pledge of allegiance and offering public comment at the beginning and at the end of each meeting.

ZONING ADMINISTRATOR UPDATE – STEVEN BARNARD:

Cedar Meadows Subdivision Violations:

A meeting was held with our Attorney, William Derman, Paul Trumble, Steven Barnard and Terry Smith to discuss the complaint of possible violations in Cedar Meadows subdivision. Recommendations were suggested.

1. That the Zoning Administrator to send a letter to the President of the Cedar Meadows Subdivision Association to explain Section 3 of the FHT Zoning Ordinance.
2. Steven reported that a letter was sent recommending the following:
 - a. That Cedar Meadows Subdivision Association provides a notice to all property owners of their concerns of possible violations in their Seasonal News- Letter.
 - b. That Cedar Meadows Subdivision Association also sends letters to the individuals in violation to inform them that they will be given 30 days to correct violations.
3. The Township will not enforce the association rules and deed restrictions.
4. The Township will enforce Township Ordinance.

Steve Bacon Property:

A citation was issued to Mr. Bacon due to violation at his lakeside property, which also provided notice that he had 15 days to contact the Zoning Administrator and/or comply with Zoning Ordinance. Mr. Bacon has failed to comply and issue will proceed.

Peter & Elizabeth Schoch Property location at 4516 S East Torch Lake Drive:

A complaint was made to the Township which stated that there is an excess of junk and old vehicles in yard.

The Zoning Administrators inspection the site and reported that he could not see items from the road.

Other inquiries:

Reporting that many inquiries have been made on a property recently put up for sale located on Fay Drive. The property has a trailer and garage both constructed in the mid 50's prior to zoning and is nonconforming.

MEDICAL MARIJUANA UPDATE:

A letter from the Antrim County Planning Department was received too late to be added to the agenda and will be discussed at the next meeting.

MINUTES:

It was moved by Sheneman, seconded by Cran that the minutes of the April 5, 2017 be approved as corrected. Motion carried – Unanimous.

OLD BUSINESS:

Happy Town – Camp Ground licensing/permits:

Barnard reported that all permits and licensing are up to date. The State of Michigan no longer provides a copy to the townships. He will contact the representative of Happy Town –Camp Ground to get copies for the township's file.

Steve Bacon Property:

Cran reported that she is still hearing complaints from the neighbors, all of which are relatives that are not willing to contact the DEQ.

Barnard reported that the vehicles continue to be moved around the yard and appear to be road worthy and legal.

NEW BUSINESS:

Barnard Reported:

That property owner Raymond Pizzino at 7058 Lakeside Drive "Deep Water Pointe" has inquired about constructing a structure for storage. Possible variance of setbacks.

Discussion followed.

Trumble explained the process as follows:

1. Property owner must first apply to the Zoning Administrator with a complete site plan.
2. If the site plan meets all Zoning Ordinance requirements the Zoning Administrator will issue permits.
3. If the site plan is denied due to zoning rules and regulations the applicant may appeal to the Zoning Board of Appeals.
4. The applicant must file an appeal and pay fee to the Zoning Administrator.
5. The Zoning Administrator will set up meeting of the Zoning Board of Appeals and publish notice of public hearing.

6. The Zoning Appeals Board will hold a public hearing and render a finding of facts and a written decision.

PUBLIC COMMENT:

The Chairman requested Public Comment. Tom Frey stated that Mr. Bacon has many logs on his property and asked if he is properly licensed and permitted to build log home sections? Would it be a reasonable suggestion to encourage the installation of privacy fencing? Mr. Frey spoke of the seasonal road improvements he has noticed. Trumble stated that some roads have been expanded and improved by the Antrim County Road Commission. The Township has no say on these improvements and the improvements make the roads easier to maintain. Luke Hamilton spoke to the commission on his agricultural signage and does the signage fall under business signage? Trumble replied that his signage is correct and complies with zoning. Joanna Thorton spoke to the commission to verify that their property located on the corner of Grass Lake Road and Bellaire Highway is properly zoned as **(Rural Residential)** because the map in the Zoning Ordinance implies that the property is located in **(Waterfront Residential)**.

Discussion followed:

The map in the FHT Zoning Ordinance is not correct. Williams and Works will be notified and the correction will be made and inserted into the document.

Cran spoke of the many temporary signs being placed in the right-of-ways this time of year and reminded all that these signs should be taken down timely.

Next meeting date: Wednesday, June 7, 2017 at 7:00 p.m.

The meeting adjourned at 8:00 p.m.

Chairman, Paul Trumble

Secretary, Linda Cran