

**FOREST HOME TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
JUNE 6, 2018 @7:00 pm**

Members present: Paul Trumble, Doug Dewey, Dan Steiner, Tom Sheneman
Absent: Linda Cran.
Also present: Stephen Barnard, Tom Frey,Carolynn Nichols, Barbara Carton, Kelly Ferguson and Sue Mahan.

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

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

Agenda:

It was moved by Sheneman, seconded by Dewey to approve the agenda as written. Motion carried – all present voting yes.

Public Comment:

The Chairman requested Public Comment. Tom Frey spoke in appreciation of the commission beginning each and every meeting with the Pledge of Allegiance to the U.S. flag. Kelly Ferguson spoke of a concern regarding residents complying with FHT Zoning Ordinance. Informing the commission that a resident is using a cargo container/trailer while building house and asked that the commission address the definition of “accessary building” and setbacks. Public comment closed at 7:10 p.m.

ZONING ADMINISTRATOR’S REPORT – STEPHEN BARNARD

Public Comment: Steve Ball:

Mr. Ball – owner of said cargo container/trailer at the property in which Ms. Ferguson referred to during public comment and is currently trying to contact Mr. Ball. The property apparently was purchased from Mr. Niepoth and is still registered in the Niepoth name according to the records in the Antrim County Equalization Department. Mr. Ball has not made any attempt to contact the township and has no mailing address or phone number.

Workshop Short Term Rentals:

Attended the workshop on May 16th in Traverse City, the workshop was geared towards the operations and how to run a good short term rental business with the main speaker being a real estate broker.

Complaints:

Reported a resident near Lake Bellaire has complained about the Vanderhyde family (a very large family) with many recreational watercraft and mooring. It was recommended that they resident making the complaint contact the Sheriff and/or the DNR.

Another complaint was received from a resident reporting that near Steiner Road and Cottage Drive property located across from Bellaire Pines people have been using a neighbor’s yard for over-flow and are trespassing.

Master Plan– Updates:

Both Antrim County and Torch Lake Township are currently working on updating their plans.

Paddle Antrim – Update:

Resolution passed by the FHT Board July 3, 2014 approving locations for various access and designation sites throughout Forest Home Township. There have been a couple of meetings to discuss and review future signage and policy.

Other:

Sheneman spoke on the Antrim County Soil Erosion Officer enforcing the greenbelt area and issues permits. A site located across the Gregory Farm on M-88 with Torch Tree Pro clearing nearly 100% of trees. The Ordinance refers to 30% permitted and has concerns. Barnard pointed out that when permits are issued by the Antrim County Soil Erosion Officer that permits require that tree stumps are left in place.

Barnard asked if the commission would be interested in having the Antrim County Soil Erosion Officer – Heidi Schafer attend the next regular meeting. It was agreed that Barnard will contact Heidi Schafer and request that she attend the next regular meeting date of July 11th.

Heidi Schafer does report to the Antrim County Prosecuting Attorney and the Prosecuting Attorney makes the decision to process or drop the complaint.

Ordinance Violations:

Barnard reported that the township tries to protect quality of shoreline on all parcels in use or vacant. The problem is that you can't see what you do not know about, and if permits are not properly pulled you do not know what property owners are doing. The township would have to check all parcels on a regular basis. Therefore, those in violation of the Township Ordinance are hard to enforce after the work has been completed. When notified of possible violations, will contact the property owner and if determined that proper permits have not been issued a citation is written.

Minutes:

It was moved by Sheneman, seconded by Steiner that the minutes of the May 2, 2018 be approved as written. Motion carried – all present voting yes.

Old Business:

Blight Ordinance – Steiner report that the Board is not interested in pursuing and ordinance as there has been only two (2) complaints and one (1) is ongoing compared to the estimated 2,400 parcels in the township.

Steve Bacon Property:

Trumble reported for Cran that the property builds and transports cabins and referred to manufacturing regulations. She is suggesting that Mr. Bacon be required by the Township to apply for a permit to manufacture cabins on site and that a legal opinion be requested.

Dewey reported that the outside walls that are being built at this site are not hurting anyone or anything.

Sheneman requested that the Zoning Administrator review and address a property (rear Lot) of Crandall property on M-88 as a Pole Barn is being built prior to a dwelling in an R1 zone.

New Business:

Sheneman spoke on the issue raised by Ms. Ferguson on accessory building and cargo container/trailer being an eye sore and that in the future that this be addressed and defined in zones R1, R2 and AG. Dewey spoke on light pollution such as spot lights and flood lights should also be addressed.

Solar Panels:

Barnard reported on a Special Use Permit had been issued and that the applicant completed all site plans, setbacks, roof and ground requirements of a Solar Farm and will be selling excess power to the Electric Company. Discussion followed.

Public Comment:

The Chairman request Public Comment. Tom Frey asked if the ordinance has setbacks for mooring of boats in neighboring lake front properties. This will be reviewed and answered at a later date. Barbara Carton requested a copy of the Shoreline Protection Ordinance and Barnard offered to provide document after the meeting. Barnard spoke of a Lakes and Streams Ordinance in Kalkaska County which is being challenged and will appear on their ballot. Kelly Ferguson thanked the commission for listening and thanked Sheneman for his comments. An ordinance can be written and adopted with the help from a professional but always can be challenged in the court of law.

The meeting adjourned at 8:21 p.m.

Chairman, Paul Trumble

Secretary, Linda Cran