

**FOREST HOME TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
DECEMBER 1, 2021 @ 7:00 PM**

Members present: Paul Trumble, Doug Dewey, Dan Steiner, Linda Cran and Tom Sheneman.
Absent: None
Also, present: Stephen Barnard, Gordy Schafer, Brandon Nichols, Ruben Meneses,
Nick McCullen, David Martin and Barry Cole.

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

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

AGENDA:

It was moved by Sheneman, and seconded by Steiner that the agenda be approved as amended.
Motion carried – Unanimous.

SCHAFFER – MOREY PROPOSAL FOR A STRUCTURE:

Mr. Schafer introduced Dockside business owners Ruben Meneses and Brandon Nichols, along with owner of land and building Nick McMullens.

Stephen Barnard – Zoning Administrator addressed the Commission on the rough draft proposed for a structure 182' x 60', and the site is a 5-acre parcel labeled as Parcel "D". The proposal offered the use as a dwelling as its principal use being a dwelling with 4 garage bays – all sharing a common foundation, with area for storage and mechanicals. Parcel is in RR District and due to common knowledge that Mr. Schafer is the owner and operator of a local pontoon rental business in the summer which will require classification of commercial enterprise requiring parcel be zoned for commercial use.

Legal Counsel – Barry Cole provided a letter of opinion dated 11/22/2021 addressing sections of the Zoning Ordinance that the proposal has failed to be in compliance:

- Section 201 Definition of an Accessory Building – 3 large bays does not comply with Ordinance
- Section 301 Structure as proposed does not comply
- Section 302 Proposed Primary use not dwelling
- Section 311(D) Proposal must comply with all provisions of Ordinance
- Sections 801 and 802 Permissible uses in a RR District
- Section 1901 Zoning Administrator decides whether to grant a land use permit as part of this duty to administer and enforce the Zoning Ordinance. MCL 125.3407.
- Section 1902 Permits
- MCL 125.3603(1) Decision – applicant may appeal to the FHT Zoning Board of Appeals.

Discussion followed.

Mr. Schafer addressed the commission seeking options available to him to develop this parcel and the construction of structure 182' X 60' containing 4 garage bays, 1 bay providing area for storage and mechanical room and a dwelling at the front of structure.

Discussion followed.

Options: Request the Planning Commission to re-zone parcel.
Planning Commission historically does not approve spot zoning.

Re-zone to Commercial or PUD – Planned Unit Development

Discussion followed.

PUBLIC COMMENT:

The Chairman requested Public comment at 7:43 p.m. Dave Martin addressed the commission. Public comment closed at 7:46 p.m.

Barry Cole left the meeting at 7:47 p.m.

ZONING ADMINISTRATOR – UPDATE:

133 North East Torch Lake Drive:

Landscape Logistics of Charlevoix clear much of this property without permits. Maximum permitted clearing permitted is 30%. He reported that he has demanded that the landscaper submit a site plan to replace trees.

Rolf Property former owner Gaugler – Clam Lake Drive:

Property owners have reported that they are committed to replace trees removed over permitted 30%.

MINUTES:

Moved by Sheneman, and seconded by Cran, the meeting minutes dated November 3, 2021 be approved as written. Motion carried – all present voting yes.

OLD BUSINESS:

Cran reported that Steve Bacon has 2 signs on his lots zoned RR-old railroad tracks. Discussion followed.

NEW BUSINESS:

COMMISSION – ELECTION OF OFFICERS FOR 2022:

It was moved by Dewey, and seconded by Steiner, that the following members be nominated and that nominations be closed for the 2022 Commission Officers:

Paul Trumble – Chairman
Tom Sheneman – Vice- Chair
Linda Cran – Secretary

Motion as follows: All present voting yes.

PUBLIC COMMENT:

The Chair requested public comment. There was no public comment.

The meeting adjourned at 8:12 p.m.

Chair, Paul Trumble

Secretary, Linda Cran