

**PLANNING COMMISSION
FOREST HOME TOWNSHIP
MEETING MINUTES
NOVEMBER 1, 2023 @ 7:00 PM**

Members present: Paul Trumble, Doug Dewey, Linda Cran, Scott Steiner and Tom Sheneman.
Absent. None.
Also, present Stephen Barnard, John Hendrickson, Richard McGuire, Mike Fontana, Kris Bullock, Greg Mills, and David Martin.

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

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

The Chairman requested Public Comment at 7:01 p.m. There was no public comment. Public Comment closed at 7:01 p.m.

The Chairman called the “**PUBLIC HEARING**” open at 7:02 p.m.

SPECIAL LAND USE: David Perhne

PUBLIC HEARING: The Chair turned hearing over to Mr. Barnard.

Request for as Special Land Use to construct a Personal Storage Building on a vacant lot.

Applicant **David Perhne**, of 883 Holly Branch Road, Gatlinburg, TN 37738, to grant a Special Land Use Permit for the construction of an accessory building on a vacant lot. In accordance with Section 1638. Subject Property tax ID #05-07-223-002-86, lot 13-B Cook Drive (Private Road), Bellaire, MI 49615. 2.61 Acres zoned Agriculture to construct a personal storage building (pole building 30x50) on vacant lot in accordance with Article 16, Section 1638.

- Neighboring parcel owners notified and notice of Public Hearing published in the Review.
- Site Plan meets requirements
- Setbacks meet requirements
- Applicant owns parcels #05-07-223-002-86, #05-07-223-002-87, and #05-07-223-002-88.
- House proposed in future on #05-07-223-002-86 and #05-07-223-002-87.
- Mr. Perhne has stated that he plans to combine the above parcels and place dwelling in the middle.
- Driveway entrance proposed on #05-07-223-002-85 (private drive).
- Timeline pole building now, and dwelling in an estimated 2.5 years.
- Building site is private and cannot be seen from Vandermark Road or Cook Drive.
- Topography is hilly making the impact to other properties minimal.
- Adjoining parcels are currently undeveloped.
- No wetland, streams or lakes in the vicinity of the proposed site.

The Chairman closed the Public Hearing at 7:18 p.m.

The Chairman re-opened the regular Commission meeting at 7:19 p.m.
Planning Commission Discussion.

Moved by Steiner, and seconded by Cran that the Special Land Use application for David Perhne Property tax ID #05-07-223-002-86, lot 13-B Cook Drive (Private Road), Bellaire, MI 49615 be **GRANTED** for the construction of an accessory building on the vacant lot identified by tax ID #05-07-223-002-86. The personal storage building (pole building 30x50), prior to the construction of a dwelling. Motion carried - all present voting yes.

AGENDA:

Moved by Steiner, and seconded by Dewey, that the commission approve the agenda as presented. Motion carried – all present voting yes.

PUBLIC COMMENT:

The Chairman requested public comment at 7:21 p.m. The following addressed the commission on the Special Land Use application and approval for Mr. Perhne to construct an accessory building prior to a dwelling: Greg Mills, John Hendrickson and Kris Bullock and David Martin addressed the commission on Short-Term rentals. Public Comment closed at 8:37 p.m.

ZONING ADMINISTRATOR – STEPHEN BARNARD Update:

Renewable Energy/Clean Energy all state controlled.

Copy of letter to Governor Whitmer regarding utility scale wind/solar state generated ordinance. Township oppositions.

Schwab-Hansen-Yenson:

Infraction issue: 9129 Clam Lake Road for having four (4) docks on one (1) parcel.

Standards require one (1) dock per parcel.

1 st Infraction	\$100.00
2 nd Infraction	\$250.00
3 rd Infraction	\$500.00

Discussion followed. Owners’ rental income verse minimal infraction fee assessments will not discourage or prevent this from continuing.

Zoning Board of Appeals – Special Hearings Fees:

Suggested fee increase as follows:

Zoning Board of Appeals, Special Hearings fee be increased to \$750.00 from \$500.00 for 2024 to attempt to re-cover and/or break even to cost accrued by the Township to hold a meeting and/or Special Hearing. Recommendation needed to present to the FHT Board.

Discussion followed.

Land Use - Fees:

Suggested fee increase as follows:

- Fences to \$45.00
- Accessory Structures Additions to \$75.00
- New Homes to \$100.00

Discussion followed. Recommendation needed to present to the FHT Board.

MTA – Article regarding “Signs”:

The article addresses signage that pop-up for church sites on a temporary basis.

Discussion followed.

Legal counsel is currently reviewing language referring to signs in our ordinance and will provide the township with an update.

Antrim County 86th District Court Magistrate:
Requested a copy of the FHT Zoning Ordinance

MINUTES:

Moved by Steiner, and seconded by Cran, that the commission approve the meeting minutes of October 4, 2023 with corrections. Motion carried – all present voting yes.

OLD BUSINESS:

Dewey asked the Zoning Administrator if he has heard from legal on his request ~~for a listing of septic tanks within 500 feet of lakes and streams in the township.~~ **for an Ordinance, that addresses septic tanks within 500 feet of lakes and streams**

- Barnard reported that as of this date he has no results. **CORRECTION 12/6/2023**

NEW BUSINESS:

2024 – Planning Commission Meeting Schedule

January – cancelled
February – cancelled
March 6, 2024
April 3, 2024
May 1, 2024
June 5, 2024
~~July 3, 2024~~
July 10, 2024
August 7, 2024
September 4, 2024
October 2, 2024
November 6, 2024
December 4, 2024

Discussion followed.

Moved by Cran, and seconded by Sheneman, that the commission approve the revised Planning Commission meeting schedule for 2024. Motion carried – all present voting yes.

COMMISSION ACTION ITEMS: FEE INCREASES AND RECOMMENDATIONS TO THE FHT BOARD:

Moved by Steiner, and seconded by Dewey, that the Commission recommend to the Forest Home Township Board take action to increase fees for applicants that appeal a decision of the Planning Commission to the FHT Zoning Board of Appeals and those applicants that request a Special Land Use Permit that requires a Public Hearing, increase the fee from \$500.00 to \$750.00 to be effective January 1, 2024. The increase is to attempt to re-cover or break even the costs accrued by the township to hold said meetings. Motion carried - all present voting yes.

Moved by Steiner, and seconded by Sheneman, that the Commission recommend to the FHT Board that the Board take action to increase fees for Fences to \$45.00, Accessory Structures Additions to \$75.00, and New Homes to \$100.00 with an effective date of January 1, 2024. Motion carried – all present voting yes.

Zoning Ordinance Amendments:

Continue gathering information for list to work on this fall.

PUBLIC COMMENT:

The Chair requested public comment at 8:28 p.m. John Hendrickson and Kris Bullock each addressed the commission with questions on Special Land Uses and the penalty if proposed construction of a dwelling has not been built and the site plan has expired. Barnard addressed the public on process for the applicant to apply for a (1) one year extension of the site plan approval for up to two (2) additional years. Public comment closed at 8:45 p.m.

The meeting adjourned at 8:46 p.m.

Paul Trumble

Chair, Paul Trumble

Linda Cran

Secretary, Linda Cran