

**PLANNING COMMISSION
FOREST HOME TOWNSHIP
MEETING MINUTES
DECEMBER 6, 2023 @ 7:00 PM**

Members present: Paul Trumble, Doug Dewey, Linda Cran, Scott Steiner and Tom Sheneman.
Absent. None.
Also, present Stephen Barnard,

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

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

AGENDA:

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

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

ZONING ADMINISTRATOR – STEPHEN BARNARD Update:

Renewable Energy/Clean Energy all state controlled.

MTA – Press Release on passage.

Discussion followed.

2024 Forest Home Road repair projects slated for upcoming year/Antrim County Road Commission update: Burt Thompson

Orchard Hill

John R. Rodgers

E. Torch Lake Drive

Cedar Meadows

Discussion followed.

Senate Bill 480 Land Division Act Passed to take effect March 1, 2025

Amend Section 108 of the Land Division Act to do the following:

- Increase, from Four to 20, the number of parcels that the first 10 acres of a parent parcel or tract could be divided into, and
- Allow a municipality to authorize the further partitioning of land into more parcels or tracts than allowed under Section 108 if the land met specific requirements and had not been farmland for the preceding three years.

Antrim County Emergency Services 911 Communication Tower 2520 Vandermark Road update:

Written update by the Antrim County Deputy Administrator, Janet Koch.

2023 FHT - Permits Issued:

75 permits issued.

Complaint – Mr. Hendricks:

His complaint stated that the hearing was bogus.

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 that was **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.

A complete copy of the Special Land Use application for David Perhne was sent to legal counsel.

MTA – Articles of interest:

Renewable Energy/Clean Energy all state controlled

Spring Lake & Garfield Townships do not permit Short-Term Rentals and have been in court since 2019.

Useful Tips – Handling Citations

Previous Issue regarding discussion and interest:

Septic tanks within 500 feet of lakes and streams:

Discussed under old business at previous meetings.

Clarification:

The request was not for a survey to create a list of sites with septic tanks within 500 feet of lakes and streams in the township. Dewey was actually requesting an opinion of our attorney on ability to create an Ordinance.

Section 1620 Farm Tourism Ordinance:

Bob Logee, Township Assessor reminded Steve that the ordinance requires applicants to seek approval from the Planning Commission for Bed & Breakfast businesses.

Sheneman asked if Steve had looked at the photo's he had left for him at the township hall. He explained that the pictures are of property owned by Chad Sheneman containing a green house, basement and camp sites/spots.

Discussion followed.

New Zoning Board of Appeal – Special Hearing form and increase in fee approval:

Moved by Cran, and seconded by Sheneman, that the commission approve of the new Zoning Board of Appeals form and that the application contain the increase in required fee to \$750.00, to become effective January 1, 2024. Motion carried - all present voting yes.

MINUTES:

Moved by Steiner, and seconded by Sheneman, that the commission approve the meeting minutes of November 1, 2023 with corrections. Motion carried – all present voting yes.

OLD BUSINESS:

There was no old business items.

The Zoning Administrators update cover all items.

NEW BUSINESS:

Bellaire Lofts Plan – Brownfield Project within the Village of Bellaire and Forest Home Township:

Discussion and clarification followed with both the Village of Bellaire and the Forest Home Township Board supporting the project and the need for workforce housing.

COMMISSION – ELECTION OF OFFICERS FOR 2023:

Moved by Dewey, and seconded by Sheneman, that the following members be nominated and that nominations be closed for the 2024 Commission Officers:

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

Motion as follows: All present voting yes.

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

PUBLIC COMMENT:

The Chair requested Public Comment at 7:48 p.m. There was no Public Comment. Public Comment closed at 7:49 p.m.

The meeting adjourned at 7:49 p.m.

Chair, Paul Trumble

Secretary, Linda Cran