

NELSON TOWNSHIP
Planning Commission Meeting
Nelson Township Municipal Building
2 Maple Street
Sand Lake, Michigan 49343

Wednesday, January 27, 2016
7:00 PM

MINUTES

The meeting of the Nelson Township regular Planning Commission was called to order by Chairman Grifhorst at 7:00 p.m.

Commissioners Present: Covell, Grifhorst, Hoffman, Litwinchuk, McKown, Stolk, Wall.

Commissioners Absent: None.

Also Present: Zoning Administrator Jerry Gross, Township Attorney Ross Leisman, and Township Residents Zach Wall and Matt Baczewski.

Approval of Agenda: A motion was made by McKown and seconded by Stolk to approve the January 27, 2016 agenda changing it to address Item 6.a. Clarification of Reclamation Language before addressing New Business since it was relevant to 5a. Dean Excavating Annual Renewal for Mining. Yes – 7, No - 0

Comments from public not on agenda: None.

Approval of November 18, 2015 Minutes: A motion was made by Stolk and seconded by Litwinchuk to approve the November 18, 2015 minutes as presented. Yes – 7, No - 0

New Business:

6.a. Clarification of Mining Reclamation Language

There was discussion about how to clarify the reclamation language with respect to structures that may be in mining uses that either exist before the mining takes place, or are still usable once the mining is done. The Planning Commission will address those issues individually upon the first annual renewal date.

5.a. Dean Excavating Annual Renewal for Mining.

There was discussion about the proper forms to use for annual renewals.

- 6664 Pringle. Hoffman made a motion to renew the special land use for another three years upon the same terms and conditions as the January 15, 2015 resolution with the addition of the following language to the third paragraph of Exhibit A – Plan of Reclamation: “This section shall not apply to existing lawful buildings which are otherwise permitted under the zoning ordinance and in good condition.” McKown seconded the motion.
Yes – 6, No – 0, Wall abstained.

- 17360 Shaner. Hoffman made a motion to renew the special land use for another three years upon the same terms and conditions as the January 15, 2015 resolution with the addition of the following language to the third paragraph of Exhibit A – Plan of Reclamation: “This section shall not apply to existing lawful buildings which are otherwise permitted under the zoning ordinance and in good condition.” McKown seconded the motion.
Yes – 6, No – 0, Wall abstained.

5.b. Appointment of Planning Commission Officers for 2016

Hoffman moved to appoint Kevin Grifhorst as Chair, Robert McKown as Vice-Chair, and Laura Hoffman as Secretary. Stolk seconded the motion.
Yes – 7, No – 0.

Unfinished Business:

Review Wireless Communication Facilities Ordinance Draft #3

There was discussion about the new telecommunications act and the implications of communication facilities in the road right-of-way, as well as easements and power to the poles. There was a suggestion to send this ordinance to the Township Board to address issues with the new act and get some input.

Next, the third draft of the ordinance was reviewed. Section 3.27 C.2. will be amended by striking the sentence “A private internet tower or private antenna shall not be located further than _____ feet from the primary structure.” Hoffman moved to set a public hearing for March 16, 2015 and to strike the above sentence.
Yes – 7, No – 0.

Comments from Commissioners: None.

Extended Public Comments: Gross had questions about the site plan for Matt Baczewski’s proposed mine. A subcommittee was formed to help clarify what needs to be on the site plan. The subcommittee will provide its conclusion to Mr. Baczewski.

Next Meeting:

The next Planning Commission Meeting is set for March 16, 2016 at 7:00 p.m.

Adjournment:

The meeting was adjourned at 8:43 p.m.

Christine M. Witt
Recording Secretary