

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

Wednesday, March 16, 2016
7:00 PM

MINUTES

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

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

Commissioners Absent: Grifhorst, Wall.

Also Present: Zoning Administrator Jerry Gross, Township Attorney Ross Leisman.

Approval of Agenda: A motion was made by Litwinchuk and seconded by Stolk to approve the March 16, 2016 agenda. Yes – 5, No – 0, Absent – 2.

Comments from public not on agenda: None.

Approval of January 27, 2016 Minutes: A motion was made by Hoffman and seconded by Stolk to approve the November 18, 2015 minutes as presented. Yes – 5, No – 0, Absent – 2.

New Business:

None.

Public Hearing: Amend Zoning Ordinance Section 3.27 Wireless Facilities and Section 3.9 Exceptions to Height Regulations.

Vice-Chairman McKown opened the public hearing at 7:03 PM. No one was present in the audience and there was no public comment. The public hearing was closed at 7:04 PM.

Attorney Leisman advised the Planning Commission that this amendment was needed to bring the wireless communications chapter of the ordinance compliant with state law. He also clarified that the METRO Act is not a zoning ordinance so there is no need for the Planning Commission to take further action to amend in that regard. He also stated that authority to regulate under METRO could be dealt with in the permit process.

Hoffman noted that the Metro Council is looking at the implications of METRO and there will be more discussion about that in the future.

Stolk, with support from Litwinchuk, motioned to send Zoning Ordinance Section 3.27 Wireless Facilities to the Township Board for approval. Yes – 5, No – 0, Absent – 2.

Stolk, with support from Hoffman, motioned to send Section 3.9 Exceptions to Height Regulations to the Township Board for approval. Yes – 5, No – 0, Absent – 2.

Unfinished Business:

Zoning Administrator Gross is still waiting for a site plan from Matt Baczewski. The Planning Commission would like Gross to communicate with him in writing about what is needed before coming to the Planning Commission for approval. Gross will copy the Planning Commission on any communication.

B&B inquired about a new storage building addition to their complex. Zoning Administrator informed them about the need for a site plan and resolution of any DEQ/DNR issues before moving forward.

Comments from Commissioners:

There was talk about what should be brought to the Planning Commission next. Leisman suggested review of the sign ordinance in light of a new ruling from the Supreme Court of the United States. Leisman also suggested there might be some confusion about how the ordinance reads with respect to breezeways and whether or not they are attached or detached. Hoffman stated that Supervisor Noreen may have some items he would like to put on the next agenda. It was agreed to look first at the sign ordinance, and wait to see what Noreen might bring to the Planning Commission.

Extended Public Comments: None.

Next Meeting:

The next Planning Commission meeting is set for May 18, 2016 at 7:00 p.m.

Adjournment:

Litwinchuk motioned to adjourn, Hoffman seconded.
Yes – 5, No – 0, Absent – 2.

The meeting was adjourned at 7:36 p.m.

Christine M. Witt
Recording Secretary