

**MINUTES**  
**Homestead Inland Joint Planning Commission**  
**Homestead Township Hall**  
**August 15, 2016**

**1.) Call to Order**

Meeting was called to order by Chair Demitroff at 7:00 PM.

The Pledge of Allegiance was recited.

Roll Call: Doug Durkee, Cathy Demitroff, Jeannie McPherson, Dan Moore, and Mary Miller were present. Roger Hubbell was excused. Fred Poynor, Brad Skusa, Nellie Thomas were absent.

Staff present: Roger Williams, Zoning Administrator and Sara Kopriva, Recording Secretary.

**2.) Agenda**

Motion by Miller and seconded by Durkee to approve the amended agenda with the addition of F. Fracking to New Business. Motion carried unanimously.

**3.) Approval of Minutes**

Motion by Miller and seconded by Moore to approve the minutes of the July 18, 2016 ~~minutes~~ **meeting** with a correction page 1, #4, “contacted the attorney” and page 2. Item b, “the proposal is to add”. Motion carried unanimously.

**4.) Public Input**

Demitroff read the rules aloud and opened the public input at 7:05PM.

Keith Riemersma provided comment on Township Junk Ordinance.

Mr. Dutt provided comments about his project.

**5.) Close Public Input-** There being no further public input, Demitroff closed public input at 7:11 PM.

**6.) New Business:**

a. Site Plan Review- Construction Waste (recycling) Mr. Durocher

Williams handed out the criteria for review.

Mr. Durocher presented his project, stating that he will be consolidating loads of construction waste at the site. Hours will be Monday through Friday, 7am to 5pm. Currently there is no

household or hazardous waste accepted and there will be no changes to the existing buildings on site.

The Commission reviewed the requirements for site plan and found that all items were included on the plan.

- 1) That there is a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to assure the safety and convenience of pedestrian and vehicular traffic, and that the proposed streets and access plan conforms to any street or access plan adopted by the Townships or the County Road Commission.

- All Commissioners agreed that this standard was met

- 2) That the buildings, structures and entryways thereto proposed to be located upon the premises are so situated and designed as to minimize adverse effects therefrom upon owner and occupants of adjacent properties and the neighborhood.

- All Commissioners agreed that this standard was met

- 3) That as many natural features of the landscape shall be retained as possible, particularly, where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood or help control erosion or the discharge of storm water.

- All Commissioners agreed that this standard was met

- 4) That any adverse effect of the proposed development and activities proceeding here from upon adjoining residents or owners shall be minimized by appropriate screening, fencing, or landscaping.

- All Commissioners agreed that this standard was met

- 5) That all provisions of this Ordinance are complied with unless an appropriate variance therefrom has been granted by the Zoning Board of Appeals.

- All Commissioners agreed that this standard was met

- 6) That all buildings and structures are accessible to emergency vehicles.

-All Commissioners agreed that this standard was met

- 7) That the plan as approved is consistent:
- a. To encourage the use of lands in accordance with their character and adaptability.
    - All Commissioners agreed that this standard was met.
  - b. To avoid the overcrowding of population
    - All Commissioners agreed that this standard was met
  - c. To lessen congestion on the public roads and streets to reduce hazards to life and property
    - All Commissioners agreed that this standard was met
  - d. To facilitate adequate provisions for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements
    - All Commissioners agreed that this standard was not applicable.
  - e. To conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land, resources, and properties
    - All Commissioners agreed that this standard was met
  - f. To preserve property values and natural resources
    - All Commissioners agreed that this standard was met
  - g. To give reasonable consideration to the character of a particular area, its peculiar suitability for particular uses and the general and appropriate trend and character of land, building and population development
    - All Commissioners agreed that this standard was met
- 8) That a plan for erosion controls and storm water discharge has been approved by appropriate public officials.
- All Commissioners agreed that this standard was met.

Motion by Durkee and seconded by McPherson to approve the site plan as presented. Roll Call Vote: Aye-Durkee, Miller, McPherson, Moore and Demitroff, Nay-None. Motion carried unanimously.

b. Residence built on Commercial Property

Williams explained that the Zoning Ordinance requires Planning Commission approval for a residence to be built in a commercial zoning district. The neighboring property has a single family

dwelling on it.

The Commission reviewed the requirements for site plan and found that all items were included on the plan.

1) That there is a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to assure the safety and convenience of pedestrian and vehicular traffic, and that the proposed streets and access plan conforms to any street or access plan adopted by the Townships or the County Road Commission.

- All Commissioners agreed that this standard was met

2) That the buildings, structures and entryways thereto proposed to be located upon the premises are so situated and designed as to minimize adverse effects therefrom upon owner and occupants of adjacent properties and the neighborhood.

- All Commissioners agreed that this standard was met

3) That as many natural features of the landscape shall be retained as possible, particularly, where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood or help control erosion or the discharge of storm water.

- All Commissioners agreed that this standard was met

4) That any adverse effect of the proposed development and activities proceeding here from upon adjoining residents or owners shall be minimized by appropriate screening, fencing, or landscaping.

- All Commissioners agreed that this standard was met

5) That all provisions of this Ordinance are complied with unless an appropriate variance therefrom has been granted by the Zoning Board of Appeals.

- All Commissioners agreed that this standard was met

6) That all buildings and structures are accessible to emergency vehicles.

-All Commissioners agreed that this standard was met

7) That the plan as approved is consistent:

a. To encourage the use of lands in accordance with their character and adaptability.

- All Commissioners agreed that this standard was met.

- b. To avoid the overcrowding of population
    - All Commissioners agreed that this standard was met
  - c. To lessen congestion on the public roads and streets to reduce hazards to life and property
    - All Commissioners agreed that this standard was met
  - d. To facilitate adequate provisions for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements
    - All Commissioners agreed that this standard was met
  - e. To conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land, resources, and properties
    - All Commissioners agreed that this standard was met
  - f. To preserve property values and natural resources
    - All Commissioners agreed that this standard was met
  - g. To give reasonable consideration to the character of a particular area, its peculiar suitability for particular uses and the general and appropriate trend and character of land, building and population development
    - All Commissioners agreed that this standard was met
- 8) That a plan for erosion controls and storm water discharge has been approved by appropriate public officials.
- All Commissioners agreed that this standard was met

Motion by McPherson and seconded by Miller to approve the site plan as presented to place a single family dwelling in a commercial district. Roll Call Vote: Aye-Durkee, Miller, McPherson, Moore and Demitroff, Nay-None. Motion carried unanimously.

c. Informal site plan discuss-Mr. Durocher; Storage Business

Mr. Durocher presented his plans for a storage business on his commercial property. It would be similar to “Pods” business. He provided site plan and proposed container construction. They would be similar construction to a pole barn but are moveable. They will not be stacked, only 1 structure high. The Planning Commission discussed and did not see an issue with the proposal..

- d. Informal site plan discuss- Amanda Burrows; Dog grooming

Jeremy Burrows explained that they would like to relocate their dog grooming business and wondering if the use was suitable on a couple of properties on US 31. Both parcels are zoned commercial. The grooming and boarding would be done indoors with only outdoor runs. The Commission did not see issues since the properties are zoned commercial.

- e. ZA Interview Committee

A committee is needed to interview for the Zoning Administrator position. Miller, Moore, Durkee, McPherson, and Hubbell were appointed.

- f. Fracking

Miller provided an article regarding fracking and would like the Planning Commission to consider adding language to the Zoning Ordinance. The PC agreed that they should look at what others are doing about fracking and contact Michigan Townships Association.

## **7.) Old Business**

- a. Payment of Vouchers

Motion by Miller and seconded by Moore to pay the voucher for those in attendance. Motion carried unanimously.

## **8.) Reports**

### **a. Homestead Twp Board – Dan Moore**

Butch Garber was hired as Assistant Chief. Well was replaced at park. Started replacing water lines at cemetery. Board approved ZA to review new junk complaint. They received donation for a new pavilion in the park. They are work on a partnership to acquire 52 acre parcel on Platte River for public access.

### **b. Inland Twp Board report – Mary Miller**

There has been recent work at the Township Hall and updates have been completed on well and electrical system. There was County wide training for helicopter landing and the county is working on providing kits for each township to assist in establishing landing areas during emergencies. Would like to see Boards involved in the ZA interviews. Would like to hire enforcement office that is separate from ZA position.

### **c. Zoning Administrator**

Copies of Zoning Ordinance are available for everyone.

## **9.) Open Public Discussion at 8:15 PM**

Mr. Dutt asked who the contact will be for the office for his project. Williams will continue to be contact.

Frank Waterhouse stated that there is a kennel around the corner from where the new kennel was being proposed earlier in the meeting.

Keith Riemersma provided comment about how the Bay Area did a great job recycling.

**10.) Close Public Discussion at 8:18 PM**

**11.) Board go around, discussion/announcements**

**12.) Adjourn**

Motion by Miller and seconded by Durkee to adjourn the meeting at 8:19 PM. Motion carried unanimously.

Respectively submitted by Sara Kopriva, Recording Secretary