

7:00 o'clock p.m. Vice Chairperson Bland called the meeting of the Planning Commission to order.

MEMBERS PRESENT: Baron, Bland, Buechler, Crawford, and Mills

MEMBERS ABSENT: Martinek and Rossow

ALSO PRESENT: Kristy Jones, Zoning Administrator
Jorja Baldwin, Supervisor

VISITORS: None

Motion by Mills, supported by Buechler, to approve the agenda as printed and posted.

Vote, Unanimous. MOTION PASSED.

Motion by Mills, supported by Crawford, to approve the minutes from 04/14/15 as printed and posted.

Vote, Unanimous. MOTION PASSED.

Vice Chairperson Bland continues the public hearing at 7:03 p.m.

REPORT FROM TOWNSHIP BOARD REPRESENTATIVE:

Clerk Crawford stated that the FGMC is approximately 60 days from completion. Painting and landscaping will begin soon. Demolition of the existing building is scheduled for September.

REPORT FROM ZBA REPRESENTATIVE:

Member Buechler stated the ZBA hasn't met and there was nothing to report.

CITIZENS WISHING TO ADDRESS THE BOARD: None

PUBLIC HEARING:

ITEM #1: TEXT AMENDMENT TO THE CODE OF ORDINANCES, CHAPTER 38

An ordinance to amend Chapter 38. Zoning, Adding Section 38-529 Pet Care Services as a special approval use in the following districts: O-1, O-2, and C-2; Adding self storage facilities as a permitted use in O-1 and O-2 districts and as a special approval use in RM; Amending Section 38-48. Requirements for Single-Family and Two-Family Dwellings and Farm Buildings, Section 38-73. Appeal, and Section 38-618. Nonconforming Lots, Nonconforming Uses of Land, Nonconforming Structures and Nonconforming Characteristics of Use to require professionally prepared property surveys for all new residential dwelling construction, residential additions over 1,200 square feet, and for all variance and class A designation requests heard by the Zoning Board of Appeals.

CITIZENS WISHING TO ADDRESS THE BOARD: None

Vice Chairperson Bland closed the public hearing at 7:24 p.m.

The proposed amendments are due to multiple recent requests and issues we have had with setbacks and buildings.

- Adding Section 38-529 Pet Care Services as a special approval use in the following districts: O-1, O-2, and C-2: There is a current need for animal shelters and rescues, as well as the new trend of “doggy day-care centers.” With this amendment, we would be putting restrictions on the dog day care, pet grooming, obedience training, etc. and prohibiting shelters and pounds-for now. Pet services would be permissible and would have limits on the hours of operation, and the number of animals inside and outside at any given time.
- Adding self storage facilities as a permitted use in O-1 and O-2 districts and as a special approval use in RM: Temperature controlled storage units are becoming more sought after and currently we only permit them in C2. In an effort to encourage these types of facilities in areas off of 24th Avenue, we should allow them in O1 and O2. Keewahdin and Krafft Roads are better suited for this and this is where O1 and O2 districts are called out for in the land use plan as they act as a buffer between commercial and residential. When you look at the permitted uses in RM (high density residential), they also fit very well there by definition. It is being proposed as a special approval use, though, because there may be some areas of RM that are too close to single family residential and therefore not all RM properties may be appropriate.

- Amending Section 38-48. Requirements for Single-Family and Two-Family Dwellings and Farm Buildings, Section 38-73. Appeal, and Section 38-618. Nonconforming Lots, Nonconforming Uses of Land, Nonconforming Structures and Nonconforming Characteristics of Use to require professionally prepared property surveys for all new residential dwelling construction, residential additions over 1,200 square feet, and for all variance and class A designation requests heard by the Zoning Board of Appeals. Our ZBA has heard a request for a variance because a builder did not measure the setbacks properly. Another subdivision had to amend their master deed for the same reason. Additionally, as class A properties are now being rebuilt, there is serious concern that the class A's and variances were based on unintentionally inaccurate information. Property surveys and as-builts will serve the current and future owners very well and help protect the neighbors and township from building encroachments.

BOARD DISCUSSION:

- Encouraging storage unit development off of M-25 is a better use of the commercial district.
- The ZBA sees requests for Class A designations and they are being granted. A survey will make sure they are not being granted inappropriately.
- The ZBA has also seen variance requests for new homes built within a setback because surveys were not required. Had we started this when the housing boom began in the early nineties, we would already have on file surveys for hundreds of homes. This will also help for future additions and alterations, including fences.

Motion by Mills, supported by Baron, to recommend that the Township Board of Trustees adopt the text amendment to the Code of Ordinances, Chapter 38.

Roll Call Vote, Unanimous. Motion Passed.

BOARD DISCUSSION: None

Motion by Baron, supported by Mills, to adjourn at 7:25 P.M.
Vote, Unanimous. Motion Passed. Meeting Adjourned.