

Approved Minutes
Grass Lake Charter Township Planning Commission Meeting
November 16, 2017 @ 7:00 PM

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:01pm.

ROLL CALL: Members present: Jere Hinkle, Ken Elliott, Lacey O'Quinn, Jim Warbritton, and Roger Memmer. Members absent: Todd Raehtz

ALSO PRESENT: Doug Lammers, Township Zoning Administrator and approximately 25 Citizens.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Moved by O'Quinn and supported by Warbritton to approve the agenda. All ayes. One absent. Motion carried.

APPROVAL OF MINUTES:

Moved by Elliott and supported by O'Quinn to approve the October 12, 2017 meeting minutes. All ayes. One absent. Motion carried.

NEW BUSINESS:

- a. Proposed text for Event barn: Chairperson Hinkle reported that the Planning Commission needs to consider addressing event barns since the existing Zoning Ordinance does not address event barns. Three sample ordinances were prepared with the help of the Township's attorney. The three sample/draft ordinances were distributed to Planning Commission members for their review and consideration. Chairperson Hinkle requested that Planning Commission members review the distributed ordinances for the next meeting.
- b. Solar Ordinance: Chairperson Hinkle reported that the Planning Commission needs to consider establishing zoning ordinance revisions to address solar energy collectors. Zoning Administrator, Lammers indicated that several Township residents have been approached about establishing large scale solar collector installations on their property and currently there are no regulations, except for property setbacks. To date, there are several small scale residential solar installations that have been reviewed for compliance based on their compliance with accessory structure setbacks. Information on solar power and sample ordinance regulations was

distributed to Planning Commission members for their review and consideration.

- c. Bohne Road gravel mine agreement: Chairperson Hinkle reported that the Township Board is in the process of addressing operating concerns at the Bohne Road gravel mine. The Township Board has drafted a Bohne Road Gravel Mining Agreement to address the Township's concerns and the concerns of neighbors of the facility regarding operation of the site. Many of the neighbors concerns were expressed at the July 20, 2017 Planning Commission meeting.

CITIZENS WISHING TO ADDRESS THE COMMISSION:

It was questioned whether existing event facilities, such as the Whistlestop and the Eyry of the Eagle, would be "grandfathered" if new event barn regulations are established. It was pointed out that the Whistlestop is located in the Village and thus not under Township regulation and that the Eyre of the Eagle is a nonconforming use.

Richard Murphy noted that Township Supervisor, Stormont, indicated that there would be public input regarding the Bohne Road gravel mining operation agreement.

Richard Murphy requested that the October 12, 2017 Planning Commission meeting minutes should reflect a change with regard to the financial impact of the proposed gravel mining operation on Norvell Road. Although the minutes reflect the concern for negative impact on property values, Mr. Murphy would like the minutes to reflect that the estimated impact is to be over 12 million dollars.

A question was raised regarding why regulations regarding event barns is being considered at this time. Zoning Administrator, Lammers, indicated that the owner of the Eyry of the Eagle had approached the Township about potential expansion of that site which would not be allowed without changes to the existing Zoning Ordinance.

TOWNSHIP BOARD REPORT: None

OLD BUSINESS:

- a. Zoning Ordinance Text, R-1 District, Farming as a permitted use: Item was tabled.
- b. Zoning Ordinance, Section for LI/HC: Item was tabled.

GENERAL DISCUSSION: None

PROPOSED BUSINESS FOR NEXT MEETING:

The next regular meeting was established for Thursday, December 21, 2017.
Business to include continued work on zoning ordinance amendments.

ADJOURNMENT:

Moved by Warbritton and supported by O'Quinn to adjourn meeting at 7:45 pm. All ayes. One absent. Motion carried.

Respectively submitted,

Roger Memmer, Secretary
Grass Lake Charter Township Planning Commission