

## GRATTAN TOWNSHIP PLANNING COMMISSION

Regular Meeting of July 11, 2007

- Call To Order/Roll Call

Vice Chairperson Lisa Sostecke called the regular meeting of the Grattan Township Planning Commission to order at the Grattan Township Hall at 12050 Old Belding Road at 7:00 p.m. Members present: L. Sostecke, J. Spitler, J. Proos and A. Berry. Members absent: A. Rumbaugh and D. Heffron. A. Rumbaugh's absence was excused. Township Treasurer Sabrina Freeman, Township Zoning Administrator Gregg Converse and Township Attorney Jim Brown also attended the meeting.

- Pledge of Allegiance

L. Sostecke led the Pledge of Allegiance.

- Approval of Agenda

L. Sostecke requested that the review of an extension of the Slayton Hills PUD special land use be discussed before the interview of Planning Commission candidates. A. Berry moved and J. Spitler seconded to amend the agenda. All ayes. The motion carried.

- Approval of Minutes

L. Sostecke and A. Berry noted minor corrections to the March 7, 2007 minutes. J. Spitler moved and A. Berry seconded to approve the amended minutes. All ayes. The motion carried.

- Public Comments

There were no public comments.

- Larry Cone-3901 Elhart Dr- Adding Basement and Loft to Nonconforming Lot

Mr. Cone explained his proposal to add a loft and put a basement under the existing 680 square foot home. He said parking is very limited on the lot. His neighbor allowed the previous owner to park on his land, but Mr. Cone would like to use one end of the basement as a garage, relocating the furnace and water heater there and have a storm shelter. He would use the loft area for a bedroom. The footprint of the home would not change. The remodeled house would be about 3 feet taller.

A. Berry asked what the total height would be. Mr. Cone thought it would be 19 ½ feet tall. A. Berry asked about the shared lake access easement. Commissioners questioned whether the easement still existed. Gregg Converse noted that following a lawsuit, the

previous owner established that the easement does exist and the property has dock rights. J. Proos asked if the dock meets the Township Dock Ordinance. Mr. Converse said it does.

A. Berry asked what percentage of the lot the house covers. Mr. Cone said the house would cover 28% of the lot and total coverage would be 32% with the driveway included. Commissioners were not certain if the driveway should be included. J. Brown said any impervious surfaces must be included.

A. Berry moved and J. Spitler seconded to move the matter to Public Hearing at the August 1, 2007 meeting. All ayes. The motion carried.

- Kathy Farr/Steven Leach-7500 Tiffany- Land Division and Private Road

Mr. Mc Queen, representative for Kathy Farr, said he would like to purchase the existing house and Ms. Farr would like to build in the back of that property. The applicant is requesting a special land use for the split and private road. Gregg Converse said he has gone through the requirements with the applicant, but would like the Planning Commission to also review the requirements to make sure everything is met.

Commissioners reviewed drawings of the proposal. Commissioners said they would like to see more detail on the drawings including the length of the proposed road, the diameter of the turn around and a cross section of the proposed private road to show the depth of materials that meets specification in the Township Ordinance. G. Converse asked if the drawings needed to be sealed by Engineer. Commissioners agreed the drawings must be sealed. Mr.

Mc Queen said he had prepared the drawing for this meeting and did not know if he could have a sealed drawing by the August meeting. Commissioners discussed the financial hardship of the requirement to the applicant when there is no guarantee the proposal will be approved and the short time between the July and August meetings. They agreed to waive the seal on drawings at the Public Hearing with the stipulation that the sealed drawings must match exactly the drawing presented at the public hearing. It was also noted that construction would not be allowed to begin until sealed drawings are presented at the Township Hall.

J. Spitler moved and A. Berry seconded to schedule the matter for public hearing at the August meeting. All ayes. The motion carried.

- Harp/Czelada-14391 Belding Road- Request to Install 199' Guyed Communications Tower

Ms. Czelada explained the request for a guyed communication tower. J. Spitler noted the tax-exempt status on paper work submitted for this proposal. He asked if anyone in the organization draws a salary. Ms. Czelada said they do. Mr. Spitler asked if employees of the organization worked and made a living off this. Ms. Czelada said they do.

Township Attorney Jim Brown said a special land use is required because of the height of the tower. Mr. Spitler asked if towers are allowed in the RR District. Mr. Brown said they are allowed in all districts. Towers located in the RR District must be located in the rear or side yard and be a minimum of 300' from adjacent residences unless permitted to be closer by the Planning Commission. L. Sostecke asked how close the proposed tower would be to adjacent residences. Ms. Czelada said the tower would be 150' from a residence and noted they are requesting a waiver from that requirement.

L. Sostecke said the Planning Commission would need much more detail on the site plan. She asked the applicant to include dimensions and boundaries. J. Spitler asked how far off the road right of way the proposed tower would be located. Ms. Czelada said it would be located about 200' from the road right of way. A. Berry asked if the tower could be lowered to 195' so that a light would not be required. Ms. Czelada said 195' would be okay. J. Brown asked what type of tower they are proposing. The applicant said they are proposing a lattice tower in order to allow 3 other carriers to co-locate. Mr. Brown said a cross section of the lattice tower with dimensions should be available at the August meeting. Commissioners agreed to give the applicants until July 19<sup>th</sup> to have the new drawings submitted to the Township in order to be on the August agenda.

A. Berry moved and J. Spitler seconded to schedule the matter for public hearing at the August 1, 2007 meeting contingent upon the new drawings being submitted to the Township by July 19, 2007. All ayes. The motion carried.

- Review- Application for an Extension for Slayton Hills PUD Special Land Use

Tom White, Slayton Hills PUD developer, said there were a couple changes to the original special land use permit. Additional rip wrap was required and the cul-de-sac on Slayton Ridge Dr was changed. He said he called the Township when he realized the original special land use had expired.

Commissioners discussed the matter. J. Proos moved and A. Berry seconded to accept the proposal as outlined in Alan Rumbaugh's July 3 memo to approve the application for an extension of the special land use and to waive the Township's application fee. A. Berry read the roll call. All ayes. The motion carried.

Commissioners said the re-approved special land use would start 7-11-07.

- Interview 4 Candidates for Vacant Planning Commission Position-John Jakeway, Brian Johnson, Shari Miller and Jerry Wheeler

Jerry Wheeler did not attend the meeting. Commissioners asked the candidates why they would like to be on the Planning Commission, how they saw the Township in the future, what their views on farmland preservation are and if they would be willing to take the Citizen Planner course in order to learn how a Planning Commission works. Each applicant stated their views.

L. Sostecke thanked the applicants. She said Planning Commission members would personally express their opinions to Township Supervisor Frank Force. Mr. Force will nominate the new Planning Commission member.

- Clarification of Limited Excavation Use in the R-R District- Building Setback and Outside Overnight Parking

J. Brown asked Commissioners if their intent was to grandfather existing buildings with inside storage and require those operations with outdoor storage to have all equipment stored indoors by the end of 2008. L. Sostecke and A. Berry said they thought the intent was to grandfather all existing buildings. J. Brown said he would speak with Frank Force and prepare an amendment to the Ordinance. Brian Johnson asked if the deadline could be adjusted if the Ordinance is amended.

Commissioners discussed the intent of allowing outdoor parking. Commissioners said it sometimes can be a burden to excavators to store their equipment each night and agreed to allow outdoor parking for no more than 2 days. J. Brown said he would amend that section of the Ordinance. It was noted that some existing excavators would not be able to meet all the requirements of the Ordinance. J. Brown asked Commissioners if a minimum of 3 acres should be used. Commissioners agreed. Mr. Brown also suggested allowing the Planning Commission authorization to grant a special exception. Commissioners were in favor of that option. L. Sostecke said the Township should avoid requiring fees and permits for these operations. It was agreed that all excavating equipment must be indoors by the end of 2008 or a later date.

Denny Hall, excavator, asked Commissioners if an existing excavating business is registered and then moves would that business be required to meet the new requirements. J. Brown said it would be required to meet the new requirements.

Brian Johnson said he was hesitant to register his excavation business if he did not agree with wording in the Ordinance. J. Brown said registration did not signify agreement with the Ordinance. Requiring excavation businesses to register is a means for the Township to better identify what business are currently operating in the Township.

Jim Lillie said he has requested a copy of the required covenant for his signature, but none was available. J. Brown said the covenant is now available. He recommended that all existing excavation businesses register and sign the covenant by August 1, 2007.

- Review- Commercial Use on any Lakes in Grattan Township

Commissioners did not have any information about this issue. L. Sostecke said the matter could be on the August agenda.

- Adjournment

There being no further business, L. Sostecke declared the meeting adjourned at 9:25 p.m.  
The next regular Planning Commission meeting will be held on August 1, 2007 at 7:00  
p.m.

Respectfully submitted,

Diane Timmons

Recording Secretary, GTPC

Al Berry, Secretary, GTPC