

GRATTAN TOWNSHIP PLANNING COMMISSION
Regular meeting of August, 6, 2008

1. Call to Order/Roll Call

Chairperson Alan Rumbaugh called the regular meeting of the Grattan Township Planning Commission to order at the Grattan Township Hall at 12050 Old Belding Road at 7:02 p.m. Members present: A. Berry, J. Proos, S. Miller, L. Sostecke and A. Rumbaugh. Members absent: D. Heffron and J. Spitler. A. Rumbaugh said D. Heffron's absence was excused and said J. Spitler has submitted his letter of resignation from the Planning Commission. Township Supervisor Frank Force also attended the meeting.

2. Pledge of Allegiance

A. Rumbaugh led the Pledge of Allegiance.

3. Approval of Agenda

A. Rumbaugh added a discussion of the Rox, LLC development at 4-Mile Road and Bryne Avenue as item 9 on the agenda. L. Sostecke moved and A. Berry seconded to approve the amended agenda. All ayes. The motion carried.

4. Approval of Minutes

Commission members noted three corrections to the minutes. L. Sostecke moved and J. Proos seconded to approve the amended minutes. All ayes. The motion carried.

5. Public Comments

Tom Mankowski, 12027 MAC Drive, asked for a brief explanation of how new ordinances are established. A. Rumbaugh explained the procedure. Mr. Mankowski also asked what actions can be taken if there are abandoned or vacant buildings in the Township. Mr. Rumbaugh said if the building is unable to be entered, the Township has no recourse. Mr. Mankowski also asked what could be done about docks that are rotting and not taken out of the lake in the winter. Commissioners said Township ordinance does not allow permanent docks. All docks must be removed during winter months. J. Proos said he would attend the next BPI Lake Association meeting and bring the matter up for discussion.

Marcia Kutchin, 8089 Wabasis Ave, asked Commissioners if there was anything the Township could do about tall weeds at the end of her driveway. She said the weeds make it very difficult for her to see cars approaching on the road as she exits her drive. She also said a neighbor has parked cars near the

edge of the road also making it difficult to exit her drive. Ms. Kutchin said she has called the Kent County Road Commission, but nothing has been done. Commissioners said they have no jurisdiction in the matter and recommended either cutting down the weeds herself or calling the Kent County Road Commission again.

6. Portable Container Ordinance

Commission members reviewed the proposed ordinance regarding portable containers. S. Miller asked how Township residents would be made aware of the new ordinance. F. Force said all new ordinances are noticed in the paper after they are adopted and published on the Township's website. If adopted by the Township Board, A. Rumbaugh will mention the ordinance in the next newsletter and forward a copy of the ordinance to portable container companies.

S. Miller moved and A. Berry seconded to finalize the ordinance for publication for a public hearing at a later date. All ayes. The motion carried.

7. Outdoor Wood Furnace Ordinance

A. Rumbaugh reviewed the proposed ordinance. Commissioners agreed to add setback distances and chimney heights and get an opinion on those numbers from Township Fire Chief Lou Kirkbride. Commission members agreed to allow outdoor wood furnaces in all districts if they meet criteria in the ordinance and established fines for the first and second offense. A. Rumbaugh said he would speak with Township Attorney Jim Brown about section 7b which Commissioners agreed seemed excessive.

A. Berry moved and S. Miller seconded to have Fire Chief Lou Kirkbride review setback and chimney height requirements and then have Township Clerk Jim Fues write a formal ordinance to be presented the public hearing when scheduled. All ayes. The motion carried.

An audience member asked who would inspect the installation of these furnaces. Commissioners said sections 4 and 6 of the ordinance cover installation requirements.

8. Wind Turbine Ordinance

A. Rumbaugh reviewed the proposed ordinance. He said wind turbines are typically for residential use, small business/farm operations and commercial use. Most companies will put a monitoring device for one year to see if the site is viable before turbines are installed. Regulations for large operations would be monitored by the State and Township ordinance in such cases would be overridden.

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Approved: 10/01/08

L. Sostecke said wind turbines should be allowed in all districts if ordinance criteria can be met. She also said the Township should promote alternative energy sources. S. Miller agreed.

Commissioners agreed to ask Township Attorney Jim Brown why Section 8 g was included and either remove that section or have it reworded. A. Rumbaugh said he would e-mail J. Brown's answer to Commissioners for discussion.

L. Sostecke moved and A. Berry seconded to have Township Clerk finalize the proposed ordinance for public hearing at a later date. All ayes. The motion carried.

9. Discussion- Rox LLC- 4-Mile Road and Bryne Avenue

A. Rumbaugh said Rox LLC did not install fencing and a 50' barrier as required in the April 5, 2006 resolution approving the development. There are already 2 houses being built in the development. Commissioners discussed the matter. A. Rumbaugh moved and L. Sostecke seconded to recommend having the Township Enforcement Officer check out the site and then send a letter to Rox LLC telling them these requirements must be completed. All ayes. The motion carried.

F. Force asked Commissioners to let him know of anyone that may be available for the two Planning Commission vacancies.

10. Adjournment

There being no further business, A. Rumbaugh declared the meeting adjourned at 8:40 p.m. The next regular meeting will be held on September 3, 2008.

Respectfully submitted,

Diane Timmons
Recording Secretary, GTPC

Al Berry, Secretary, GTPC

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