

Draft: 10/10/08

Approved:

GRATTAN TOWNSHIP PLANNING COMMISSION

Regular meeting of October 1, 2008

Call to Order/Roll Call

Chairperson Alan Rumbaugh called the regular meeting to order at 7:00 p.m. Members present: A. Berry, J. Proos, S. Miller, L. Sostecke and A. Rumbaugh. Members absent: D. Heffron. Township attorney Jim Brown also attended the meeting.

Pledge of Allegiance

A. Rumbaugh led the Pledge of Allegiance.

Approval of Agenda

L. Sostecke suggested that item #12 Public Hearing on Outdoor Wood Furnace Ordinance be moved up on the agenda and take place before #6. L. Sostecke moved and S. Miller seconded to approve the amended agenda. All Ayes. The motion carried

Approval of Minutes: Regular Meeting of August 6, 2008

Commission members noted three corrections to the minutes. L. Sostecke moved and S. Miller seconded to approve the amended minutes. All Ayes. The motion carried.

Public Hearing on Outdoor Wood Furnace Ordinance

A. Rumbaugh reviewed the proposed ordinance. A letter of comments from Township Zoning Administrator, Gregg Converse was distributed to each member. Commissioners discussed setbacks, chimney height, penalties, and distance from the nearest property line in detail. Township attorney J. Brown informed Commissioners what other communities have done for setbacks. S. Miller informed Commissioners that Fire Chief Lou Kirkbride commented that outside wood furnaces are a safe way of heating. After a lengthy discussion, commissioners agreed to make some changes to the proposed ordinance.

L. Sostecke moved and A. Berry seconded to open the public hearing. All Ayes. Motion carried.

Dan Kent of 8380 Macarthur, a seller and an installer of outdoor wood furnaces, commented to the commissioners that insurance companies require the furnaces to be 25ft from any existing building, he also commented on the chimney height the commissioners set. He encouraged Commissioners not to limit the size of the furnace. He also asks for an explanation of the permit cost and guidelines of inspections. Mr. Kent asked if homemade wood burners would be acceptable. J. Brown said the definition of the description does not exclude homemade wood burners. J. Proos asked if the outside wood burners would be considered a utility building and would this cause any problems with the current number of utility buildings amount allowed on a parcel.

Draft: 10/10/08

Approved:

A. Rumbaugh brought up a concern of woodpiles and a structure that may be necessary to cover the wood. The commissioners discussed if these structures would be considered utility building.

A. Rumbaugh moved and A. Berry seconded to close the public hearing. All ayes. The motion carried.

A. Berry moved and S. Miller seconded to forward the ordinance to the Township Board for approval. All ayes. The motion carried.

Update and correction of Czelda/Harp Radio Tower

A. Berry moved and S. Miller seconded to correct the address to 14255 Belding Road and correct the spelling on Sostecke. All Ayes. Motion Carried

Review of Rox LLC Land Split Requirements

A. Rumbaugh informed Commissioners that when the land split was approved a 50' barrier was required from the property lines to the surrounding orchards. Two houses were built and met the requirements, it became a problem when building permits were being issued and a **temper?** file was not made up to clearly state the special land use requirements. A. Rumbaugh suggested having a monitoring system when a special land use is required, and the requirements are clearly stated.

Update on Osmolinski Special Land Use

A. Rumbaugh informed Commissioners that Mr. Osmolinski has a special land use that requires him to lease the property from his neighbor Mrs. Heffron. A. Rumbaugh stated that if this requirement is not met, he is in violation of the special land use requirements. A. Rumbaugh again suggests a system needs to be in place to keep records of special land uses requirements. J. Brown suggested that a system such as a master calendar be done in the office to keep records of the special land uses.

Discussion of "Dangerous Building Ordinance".

A. Rumbaugh informed the Commission that the burned building on Murray Lake Road and Five Mile Road, owned by Mr. Byrne has been boarded up and considered not to be a hazard. A. Rumbaugh asked Mr. Brown what the rules are for these kinds of buildings. J. Brown said the Ordinance from 1994 is still in place, and sets up a hearing process that is very similar to the hearing process that is available to **us (THE Township?)** under the state housing law. He also noted that the Township adopted the state housing law in December of 2006. The effect of that is to enable the Township to use the procedures that are in the state housing law, for removing dangerous buildings. J. Brown then reviewed the process of removing a dangerous building that would apply if that would take place.

Draft: 10/10/08

Approved:

Review of Michigan Planning Enabling Act

J. Brown informed Commissioners that the new planning enabling act requires a township that has a planning commission, which was not established by an ordinance but was originally established by a resolution, is now required to have an ordinance to continue its existence. He reviewed the current ordinance and stated that a planning commission is now required to have bylaws. A. Rumbaugh will receive a copy via email from J. Brown. Once the ordinance is adopted, it does not become effective for sixty-three days.

Public Hearing on Portable on Demand Storage Ordinance

Commissioners agreed that no permit would be needed to have a portable storage unit. L. Sostecke moved and A. Berry seconded to open the public hearing. All ayes. The motion carried.

There were no public comments.

L. Sostecke moved and S. Miller seconded to close the public hearing. All ayes. The motion carried.

S. Miller moved and L. Sostecke seconded to forward the ordinance to the Township Board for approval. All ayes. The motion carried

Public Hearing on Wind Turbine Ordinance

A. Rumbaugh informed Commissioners that the ordinance is being put in place only to create guidelines for Township residents that want to install them. L. Sostecke moved and J. Proos seconded to open the public hearing. All ayes. The motion carried.

There were no public comments.

J. Proos moved and L. Sostecke seconded to close public hearing. All ayes. The motion carried.

S. Miller moved and L. Sostecke seconded to forward the ordinance to the Township Board for approval. All ayes. The motion carried

Proposed Zoning Ordinance Amendments

Commissioners agreed to have the public hearing for the proposed zoning ordinance amendments (Act 12 of 2008 Amendments in Zoning Enabling Act) at the next Planning Commission meeting.

Adjournment

There being no further business, A. Rumbaugh adjourned the meeting at 9:05 p.m.

Draft: 10/10/08

Approved:

Respectfully submitted,

Monica Burt
Recording Secretary, GTPC

Al Berry, Secretary, GTPC