

Draft: 10/01/09

Approved: 10/07/09

GRATTAN TOWNSHIP PLANNING COMMISSION
Special meeting of September 30, 2009

1. Call to Order/Roll Call

Chairperson Alan Rumbaugh called the special 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, D. Heffron and A. Rumbaugh. Members absent: S. Christians. Township Supervisor Frank Force also attended the meeting.

2. Pledge of Allegiance

A. Rumbaugh led the Pledge of Allegiance.

3. Approval of Agenda

It was noted that S. Christians had not arrived at the meeting, but was expected. A. Rumbaugh moved on to approval of the minutes while waiting for Mr. Christians to arrive.

4. Approval of Minutes

(S. Christians arrived at 7:09 p.m.)

L. Sostecke moved and A. Berry seconded to approve the amended minutes from the September 2, 2009 regular meeting. All ayes. The motion carried.

Continuation of Approval of Agenda

The agenda was reviewed when S. Christians arrived. A. Rumbaugh added Wetland Review Board member as item 7 and Dock Ordinance clarification as item 8. L. Sostecke moved and D. Heffron seconded to approve the amended agenda with additions. All ayes. The motion carried.

5. Public Comments

A. Berry read Robert Van Dyken's letter in support of the Lori Kuiper's proposed house remodel.

6. Public Hearing- Lori Kuiper-12079 MAC Dr.- Expand a Non-Conforming Structure

A. Rumbaugh said he was not certain the diagram provided by the applicant showed only 50% coverage on the lot. Troy Kuiper asked if the proposed deck is included in lot coverage. A. Rumbaugh said it is. Lori Kuiper said the proposed location of the garage brings it into conformance with side yard setback requirements. S. Christians said Zoning Administrator Gregg Converse shows the SE corner of proposed additions 3.7' from the property line. L. Kuiper disagreed with that measurement. S. Christians read the ordinance section regarding 50% coverage of the lot. He noted buildings may not cover more than 30% of the lot. S. Miller said Gregg Converse ~~recommended~~ STATED THEY WERE TO ~~having~~ HAVE a surveyed drawing of the proposed expansion AND THAT WAS NOT PROVIDED. She said she was not comfortable with the drawing submitted by the applicants. D. Heffron agreed that a surveyed drawing should be required. T. Kuiper said the cost of a surveyed drawing would be overwhelming. L. Kuiper said she measured everything she could. T. Kuiper said the Building Inspector measures to make sure it is okay during construction. A. Rumbaugh suggested adding a condition to the resolution that dimensions are added to the drawing and lot coverage does not exceed the 50% maximum. F. Force said the Township Zoning Enforcement Officer checks all conditions of approved resolutions.

Commission members discussed adding additional conditions to the resolution. J. Proos said he too had a problem with the drawing submitted by the applicants because he was not sure of the measurements. D. Heffron said it appears the measurements on the drawing are more than the total lot size. T. Kuiper said that is because the lot is sloped. There was further discussion about measurements on the drawing. It was agreed the proposed new garage must ~~by~~ BE at least 10' from the property line. S. Miller said for the record that she would like a condition in the resolution that it is the owner's responsibility to supply final determination of ~~measurements~~ AREA CALCULATIONS by a THEIR surveyor. A. Rumbaugh said lot coverage must not exceed 3037.5' and must have ~~an~~ A 10' rear setback.

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 D. Heffron seconded to close the public hearing. All ayes. The motion carried.

A. Berry read the resolution out loud. Commission members noted the proposed location of the new garage would need to be moved 6" to the south in order to meet ordinance requirements. The applicants agreed. Conditions of the SLU were added as:

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3b. Garage location and square footage requirements will be completed by ~~time~~-2 YEARS of purchase of the building permit.

3c. Garage when completed will be at least 10' from any property line.

3d. There will be a total of 15' side yard setbacks in compliance with section 4e of the resolution.

3e. The 50% coverage requirement will be met within 2 years or the old garage torn down.

3f. If the 50% coverage requirement cannot be verified by the Zoning Administrator or the Building Inspector a surveyed drawing will be provided by the applicant within 30 days OF THE REQUEST.

It was agreed to strike section 4F from the resolution and require removal of concrete either when the new garage is completed or at the end of 2 years after the original building permit is issued.

D. Heffron said it is not the Township's responsibility to take measurements. He was concerned because the figures are very close to going over setbacks. He would like a sealed survey. S. Miller again read the requirement for a surveyed drawing. S. Christians said the ordinance does not state that requirement. S. Miller said Gregg Converse added that requirement. It was agreed that if G. Converse is not comfortable with the measurements provided by the applicant he can require a surveyed drawing.

L. Sostecke moved and A. Berry seconded to adopt the resolution approving special land use for improvements and addition to existing dwelling at 12079 MAC Dr. on nonconforming parcel of land with stipulations noted. Roll call vote: All ayes. The motion carried.

D. Heffron said in the past the Township has paid out lots of money because applicants did not follow thru with conditions set forth in the resolution.

Commission members said with this SLU approval the applicants will not need zoning approval for the garage. They will need to obtain a building permit for the garage to begin construction.

7. Adjournment

There being no further business, A. Rumbaugh declared the meeting adjourned at 8:45 p.m. The next regular meeting will be held on October 7, 2009.

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Respectfully submitted,

Diane Timmons
Recording Secretary, GTPC

Al Berry, Secretary, GTPC