

Unapproved Minutes
Grass Lake Charter Township Planning Commission Meeting
February 15, 2018 @ 7:00 PM

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:02pm.

ROLL CALL: Members present: Jere Hinkle, Ken Elliott, Lacey O'Quinn, Tom Brennan, Rob Doerr and Roger Memmer. Members absent: Jim Warbritton.

ALSO PRESENT: Doug Lammers, Township Zoning Administrator and approximately twelve citizens.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Chairperson, Hinkle, proposed that item 10.d, Revised Meeting Calendar, be added to the Agenda. Moved by Brennan and supported by Doerr to approve the amended agenda. All ayes. One absent. Motion carried.

APPROVAL OF MINUTES:

Moved by Doerr and supported by O'Quinn to approve the January 19, 2018 meeting minutes. All ayes. One absent. Motion carried.

PUBLIC HEARING

- a. Chairperson Hinkle closed the Planning Commission meeting at 7:05 and opened the Public Hearing for Case #18-01-0002, Zoning Ordinance Amendment, Agricultural Business-Agricultural Tourism.

Chairperson Hinkle noted that the proposed zoning ordinance amendment is to provide definitions for the terms "Agricultural tourism" and "Agricultural Business;" to establish Agricultural Tourism as a permitted use within the Agricultural District (A-1); to establish Agricultural Business as a special use within the Agricultural District (A-1) and to impose requirements for the operation of such uses.

- b. Public comments: Several people commented on, and most in attendance concurred, that the requirement that the proposed amendment to the ordinance should not require that music to be played during the operation of an Agricultural Business needs to only occur within structures (paragraph 4.SS.2.i). It was noted by neighbors to an existing wedding venue, that noise

has never been an issue and to their knowledge, noise complaints have never been registered to the Township or authorities. It was noted that music played in an outdoor setting is often part of the Agricultural Businesses defined in the proposed amendment.

Several public expressed concern that requiring music to occur within structures did not seem consistent with requirements for other venues, such as campgrounds.

It was questioned how the proposed ordinance amendment would be applied to numerous large residentially zoned districts of the Township that are in agriculture use. Although the proposed amendment only applies to agriculture zoning districts, it was noted that the Planning Commission is looking into possibly rezoning these areas back to agricultural zoned districts, which would make them a conforming use rather than the currently non-conforming use. If they were to be rezoned to an agriculture district, the proposed amendment would apply.

- c. Chairperson Hinkle closed the public hearing at 7:39 and reopened the Planning Commission meeting.

NEW BUSINESS

- a. Case #18-01-0002 Zoning Ordinance test amendment, Agricultural Business-Agricultural Tourism

In light of comments received during the public hearing, there was discussion on whether it is appropriate for music to be played during the operation of an Agricultural Business to only occur within structures. It was noted that noise complaints have not been an issue at an existing wedding venue. It was also noted that excessive noise, should it occur, could be addressed through other ordinances.

Moved by O'Quinn and supported by Brennan to:

1. Remove paragraph SS.2.i from Section 4 of the proposed zoning ordinance amendment.

- i. ~~Applicant shall provide a certification indicating that the music to be played during the operation of an Agricultural Business shall only occur within structures.~~

2. Forward the revised ordinance to the Jackson County Planning Commission for their review and
3. Specifically request that the Jackson County Planning Commission provide any comments they have related to removing paragraph SS.2.i.

All ayes. One absent. Motion carried.

CITIZENS WISHING TO ADDRESS THE COMMISSION:

Township resident, Bob Kraft, noted that Planning Commission member, Jim Warbritton, is absent from the meeting but indicated that he was under the impression that Mr. Warbritton, was going to be at the February Planning Commission meeting and express a public apology in response to Mr. Craft's complaint. Mr. Kraft expressed a complaint to the Township after the January Planning Commission Meeting regarding behavior of Planning Commission member, Warbritton, during and after the January meeting. Planning Commission member, Tom Brennan, indicated that he had talked to member, Warbritton, and noted that Mr. Warbritton was planning to issue an apology.

TOWNSHIP BOARD REPORT:

Tom Brennan reported that the Township Board discussed the need to address solar farms since several Township residents have shown interest in developing a solar farm on their property and currently there are no regulations for solar farms in the zoning ordinance.

OLD BUSINESS:

- a. Zoning Ordinance Text, R-1 District, Farming as a permitted use: This item was tabled.
- b. Zoning Ordinance, Section for LI/HC: This item was tabled.
- c. Solar Energy Ordinance: Zoning Administrator, Lammers, is looking for additional sample language or ordinances that we can review.
- d. Revised Meeting Calendar: The previously adopted 2018-2019 meeting calendar had some errors. Moved by Doerr and supported by Hinkle to adopt the revised Planning Commission meeting calendar. Five ayes. One nay. One absent. Motion carried.

GENERAL DISCUSSION: None

PROPOSED BUSINESS FOR NEXT MEETING:

Continued work on Solar Farm ordinance amendment.

ADJOURNMENT:

Moved by O'Quinn and supported by Hinkle to adjourn meeting at 8:15. All ayes. One absent. Motion carried.

Respectively submitted,

Roger Memmer, Secretary
Grass Lake Charter Township Planning Commission

Attachments:

Proposed 2018 Planning Commission meeting dates