

Unapproved Minutes
Grass Lake Charter Township Planning Commission Meeting
January 18, 2018 @ 7:00 PM

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:04pm.

ROLL CALL: Members present: Jere Hinkle, Lacey O'Quinn, Jim Warbritton, Tom Brennan, Rob Doerr and Roger Memmer. Members absent: Ken Elliott. Rob Doerr was welcomed as a new member of the Planning Commission.

ALSO PRESENT: Approximately 12 citizens.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Chairperson, Hinkle, proposed that item "6.c Solar Farms" be added to the agenda. Moved by Hinkle and supported by Brennan to approve the amended agenda. All ayes. One absent. Motion carried.

APPROVAL OF MINUTES:

Moved by O'Quinn and supported by Brennan to approve the December 21, 2017 meeting minutes. All ayes. One absent. Motion carried.

NEW BUSINESS:

a. Election of Officers:

Moved by O'Quinn and supported by Brennan to retain current officers; Jere Hinkle as Chairperson, Ken Elliott as Vice Chairperson and Roger Memmer as Secretary; for the 2018 Planning Commission Offices. All ayes. One absent. Motion carried.

b. Meeting Calendar:

Moved by Memmer and supported by Hinkle to adopt the Planning Commission calendar as presented with one modification. The January 19, 2018 meeting date needs to be changed to January 18, 2018. All ayes. One absent. Motion carried.

c. Solar Farms:

Chairperson Hinkle presented a sample ordinance for Solar Energy Facilities that was developed for Macon Township by Grant Bauman of the Region 2 Planning Commission. Chairperson Hinkle noted that some Township residents have shown interest in developing a solar farm on their property and currently there are no regulations for solar farms in the Township Zoning ordinance. Chairperson Hinkle requested that Planning Commission members review the sample ordinance for discussion at the next Planning Commission meeting.

CITIZENS WISHING TO ADDRESS THE COMMISSION:

Township resident, Richard Murphy, wanted clarification regarding whether any activity can take place at the L&L Norvell Road site prior to all the special use conditions being met. It was indicated that all special use conditions must be met prior to any construction activity proceeding.

Township resident, Richard Murphy, wanted to know if the Planning Commission would consider receiving Citizen input at the Planning Commission meetings at both the beginning and end of the meetings. Currently Citizen input is received at one time during the meeting.

TOWNSHIP BOARD REPORT:

Tom Brennan reported that the Township Board is looking for someone to oversee the Township Sports Park. He also indicated that the Township Board is pursuing the installation of a traffic signal at the intersection of Norvell Road and Warrior Trail.

OLD BUSINESS:

a. Review of proposed text amendment for an Event Venue:

Chairperson Hinkle reported that the proposed ordinance amendment that addresses both agricultural tourism and agricultural business has been revised and was recently sent to all Planning Commission members.

Based on review by Planning Commission members, two additional corrections are needed:

1. Page 4, Section 3: insert paragraph "K. Private Campgrounds", Change paragraph labels K. and L. to "L" and "M", respectively.

2. Page 6, paragraph vii, first line: change connect to “connection”

Moved by Warbritton and supported by O’Quinn to proceed with a public hearing at the February 15, 2018 Planning Commission meeting to receive public input for the proposed Event Venue zoning ordinance amendment. The 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. All ayes. One absent. Motion carried.

- b. Rezoning project following Master Plan Adoption: Chairperson, Hinkle, reviewed the need to consider changes to the zoning classification of several non conforming parcels in the Township and to review zoning classification of parcels following the Master Plan adoption. No action taken.
- c. Zoning Ordinance, Section for LI/HC: This item was tabled.

GENERAL DISCUSSION: None

PROPOSED BUSINESS FOR NEXT MEETING:

Hold a public hearing on the proposed Event Venue ordinance amendment and continued work on Solar Farm ordinance amendment.

ADJOURNMENT:

Moved by O’Quinn and supported by Memmer to adjourn meeting at 7:58pm. All ayes. One absent. Motion carried.

Respectively submitted,

Roger Memmer, Secretary
Grass Lake Charter Township Planning Commission

Attachments:
Proposed 2018 Planning Commission meeting dates

