

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
July 31, 2012
7:00 P.M.
GOLDEN TOWNSHIP HALL

1. Meeting called to order at 7:00 p.m. by Robert Fong. The Pledge of Allegiance was recited by all.
2. Roll call: Present; Fong, Cook, Hosner, Wilson, Mitteer, Whitney, Terryn, Coker & Jake Whelpley, Zoning Administrator. Absent: Fuehring.
3. Approval of Agenda:
 - Whitney motioned to approve the agenda as presented, Terryn support, all yes, motion carried.
4. Approval of Minutes from June 26, 2012
 - Motion by Hosner, support by Cook to approve the minutes of the June 26th Planning Commission meeting. All yes, motion carried.
5. Correspondence:
 - Letter from Robert Morgan Family in favor of improving lake quality at Silver Lake, and opposed to the study proposed by the Friends of Silver Lake because it is too costly.
6. Zoning Administrator Report:
 - October 25, 2012 Training Session regarding "Running Effective Meetings."
 - Maybe no August meeting as no projects have been submitted yet.
 - Jake gone on vacation in September.
 - Ed McNeeley present to address any questions regarding the Zoning Ordinance Amendments being presented tonight.
7. New Business:
 - A. None
8. Old Business:
 - A. None
9. Ordinance Amendments & Other Reports
 - A. Public Hearing regarding Ordinance Amendments
 1. Public Comment
 - Debra Borris of Spencer Drive in Mears questioned the number of RV's allowed on a lot and the length of time they would be allowed there. She believes there should be a limit for how long RV's are allowed to stay parked.
 - Planning Commission commented on enforcement issues related to this amendment.
 - Fong suggested compromising and keeping *****4.33*****

-Patti Cook of Silver Lake commented that it is important to enforce ordinances once they are made. Perhaps they could be addressed "By complaint only?" This may make it easier to enforce.

-Jeanne Henk of Ridge Road is questioning what the comparison is between numbers 1, 3, 4 and 5 on the list of amendments. Are all of these enforceable? Whelpley stated they are.

-Connie Kiggins of Fox Road, Mears discussed Ordinance 4.39 regarding septic systems. She doesn't believe it is fair because it sometimes by the time the septic tank company finally puts you on their schedule, your septic tank is failed.

-Fong suggested planning ahead and getting it pumped at recommended times.

-Marcia Richardson of Duck Road and 34th commented on number nine which addresses two family dwellings. Would this require a Special Use Permit? Whelpley stated it would not, as this pertains to a duplex.

2. Board Discussion

1. Motion by Mitteer, support by Whitney to approve the following definition as printed: Add Primary Use: Any use in a zoning district that is listed as a permitted or special use for that district. All yes, motion carried.

2. Motion by Cook, support by Hosner to approve changes in table 5.4.1 which are changing RR minimum lot size from 12,000 sq. ft. area and 100 ft. lot width to 1 Acre area and 225 ft. minimum lot width. All yes, motion carried.

3. Motion by Cook, support by Hosner to approve adding Public Parks as a Permitted Use to the Resort Commercial. All yes, motion carried.

4. Motion by Cook, support by Hosner to amend section 4.19 regarding Detached Garages as printed. All yes, motion carried.

5. Motion by Mitteer, support by Hosner to approve adding section 19.8 regarding Conditional Rezoning. All yes, motion carried.

6. Motion by Cook, support by Coker to approve adding Junkyard as a Special Use to the Commercial Industrial Zone. Definitions add Junkyard; means a premises, establishment or place of business which is maintained, operated or used for storing, keeping, buying or selling junk, or for the maintenance or operation of an automobile graveyard under Public Act 219 of 1966. All yes, motion carried.

7. Motion by Mitteer, support by Coker to change the 5 year limit to 10 years in section 4.12 regarding Manufactured Housing. All yes, motion carried.

8. Motion by Whitney, support by Terryn to remove the following from section 12.7(2): "and shall be submitted to the OCRC for acceptance into the county road system as a public road." All yes, motion carried.

9. Motion by Coker support by Hosner to amend R1 RR residential zones by adding two family dwellings as a Special Use and also adding conditions to chart. All yes, motion carried.

10. Motion by Hosner, support by Cook to add section 4.38 regarding outdoor woodboilers. All yes, motion carried.

11. Motion by Cook, support by Terryn to add section 4.39 regarding Septic System Inspections. Hosner, Coker, Terryn, Whitney, Fong, Mitteer and Cook-Yes, Wilson-no. Motion carried.

-Whelpley clarified that this includes everyone in the township, not just residents near the lake. Also clarified the definition of a waterway.

12. Motion by Coker, support by Hosner to approve amending section 4.40 to add in Home Based Business.

-Motion by Terryn, support by Mitteer to amend the ordinance to read 1 acre in stead of 2 acres in section one. Terryn, Mitteer, Cook-yes. Hosner, Coker, Whitney, Fong-No. Wilson abstains. Motion does not pass.

- Motion by Coker, support by Whitney to approve amending section 4.40 to add in Home Based Business as printed. Cook, Wilson, Fong, Whitney, Terryn, Coker, Hosner-yes. Mitteer-no. Motion carried.

13. Motion by Mitteer, support by Hosner to approve amending section 25.5 regarding signs as printed. All yes, motion carried.

14. Motion by Whitney, support by Coker to approve changing section 4.33 regarding RV use as printed.

-Motion by Terryn, support by Hosner to keep the last sentence in the proposed ordinance which is, "Such RV's shall be in place no more than (7) seven consecutive days with a maximum of 30 days per year. All deletions prior to this sentence and after "...dwelling;" remain deleted. Hosner, coker, Terryn, Fong, Wilson, Mitteer, Cook-yes. Whitney-no. Motion carried.

-Motion by Terryn support by Cook to approve changing section 4.33 as amended in the previous motion. Cook, Mitteer, Wilson, fong, Terryn, Coker, Hosner-yes. Whitney-no. Motion carried.

15. Motion by Hosner, support by Terryn to amend section 14A.7 by adding 5. Co-locating an antenna on an existing tower does not require a Special Use Permit and in Section 14A. 7(1); Change 13A.6 to 14A.6. All yes, motion carried.

-Whelpley stated that these amendments will now have to go to the County Planning Commission for their approval.

10. Public Comments:

1. None

11. Motion by Wilson to adjourn the meeting at 8:24 pm. All yes, meeting adjourned.

Respectfully Submitted,

Tina Wiegand
Recording Secretary