

DRAFT
GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 27, 2016

Meeting called to order at 7:30 P.M. by Chairperson Cook, Pledge of Allegiance recited.

Roll Call: Present; Borst, Terry, Coker, Cook, Whelpley, and Zoning Administrator Draper. Absent: Fong, Fuehring, Hosner

Agenda: Draper would like to add discussion of temporary campground permit to Old Business. Motion by Borst to approve the agenda with the addition, supported by Cook, all ayes, motion carried.

Minutes of the Meeting: Motion by Coker to approve the minutes of the August 30, 2016 minutes, supported by Terry. All ayes, motion carried.

Correspondence: None

Zoning Administrator Report: Draper reported 64 permits issued to date, 13 in September, 2 were new homes.

New Business: None

1. Site Plan Review for Craig's Cruisers. Request for an amendment to the existing Craig's Cruisers Site Plan to remove the existing Slick Track and relocate the existing Kiddy Track to that location. The outdoor seating for the Frickin Chickin will be expanded to where the Kiddy Track was located. The Site Plan Review Standards were applied and it was the consensus of the commission that all standards were met. Motion by Cook to approve the amendment to the existing Craig's Cruisers Site Plan as presented with no conditions, supported by Borst. All ayes, motion carried.
2. Scott Goyings request for information on rezoning his property on 34th Avenue. The property is currently zoned Agricultural Residential. The Master Plan Future Land Use Map shows the area could become Residential Resort. His plan is to split the parcel into 3 lots of more than one acre each. There doesn't appear to be enough front footage to allow this division to be approved. Draper will give Mr. Goyings this information.
3. Mark Huber's question about commercial use near his property. Mr. Huber has lots on Emerald Street in the Silver Lake Village Plat. His question is about Mr. Rippee parking his business vehicles on residential lots he owns on Emerald Street being an encroachment of commercial use into a residential area. Mr. Rippee also uses the association walkway as access from his lots to his business. Mr. Rippee confirmed he does use the lots for parking some business vehicles at night and stopped his employees from telling customers to park on those lots. Draper has told Mr. Huber that there was no business being conducted on those lots, so there was no encroachment and no violation was occurring. The use of the walkway is an association matter not a zoning issue. The commission confirmed Drapers decision. Mr. Huber was informed if he want to persue the issue he would have to appeal Drapers decision to the Zoning Board of Appeals.

Old Business: None

1. Temporary Campground Permit. Discussion of adding Temporary Campground Permit to the zoning Ordinance to allow people to have family gatherings or get together where more than 4 RV's may be used. Some ideas were large lot size, two or three acres to keep it away from small lot areas. Limit number of times per year, no more than 3 times. More ideas will be discussed next meeting.

Ordinance Amendments & Other Reports

1. Short Term Rental Report. The township attorney has met with the District Judge and Magistrate to improve the way the Noise Ordinance is enforced by using fines and delayed sentences to act as a deterrent to stop repeat offenders. He has also talked to the new Sheriff, Craig Mast, about stronger enforcement by deputies when an offense occurs. The subcommittee will work on revising the proposed rental ordinance and use email to communicate to members the revisions to get their feedback.

Public Comment: None

Adjournment: Meeting adjourned 8:45 P.M.

Jake Whelpley
Secretary