

**TOWNSHIP OF FREMONT**  
COUNTY OF TUSCOLA  
MAYVILLE, MICHIGAN 48744  
**Planning Commission Meeting**

April 7, 2014

**Board Present:** Amy Holbrook, RoseAnn Laskowski, Terry Glowicki, Ken Bragg, Tyler Ireland and Ron Curell.  
**Board Absent:** Matt Blatt. **Guest Present:** Henry Wymore, Lyle Fryers, Gerald Brown

Planning Commission Meeting was called to order at 7:03 p.m. by Bragg.

**Approve Minutes:** Motion made by Glowicki, seconded by Curell to approve the January 13, 2014, meeting minutes - motion carried.

**Public Comments:** None

**Old Business:**

Special Land Use & Variances Section 17.05 & 18.06 - Curell stated that maybe something should be put in the ordinance that if a SLU or Variance is idle for a year or two then the SLU or Variance is rescinded. Laskowski asked who would patrol whether they are being used. Glowicki commented that if no one complains about a SLU or Variance that we should leave it alone because it is only the applicant that knows there is a SLU or Variance. It was mentioned that if the current property owner wants a SLU or Variance rescinded that they should provide something in writing and the Planning Commission can approve it at their next scheduled meeting. Motion made by Laskowski, seconded by Ireland that it is the policy of the Fremont Twp. Zoning Board that a previously granted SLU and Variance may be rescinded by the current property owner by submitting a request in writing to the Zoning Board. The rescinded SLU and Variance will be recorded by the Zoning Board in the minutes. Motion was unanimously approved.

Special Land Use & Variance Expiration – Bragg suggested putting a time limit on SLU & Variances so that if it is not operation by 2 years after being granted that it will be void. Fryers said that the Board can put that as a stipulation when granting a SLU or Variance. Bragg stated that Section 17.05 states that the SLU will expire 1 year from the date of the meeting unless it is actually being utilized or if construction has been undertaken to prepare the premises. Bragg things that we need to get rid of the statement regarding construction being undertaken or at least put that the SLU has to be utilized by 2 years. Fryers stated that in Section 17.04 it states that the Board can approve a SLU with conditions and he thinks that we should just start putting a time frame as a condition. Laskowski thinks that we are covered with the ordinance as it is written and we need to just start putting more conditions if necessary. Bragg stated that it is just something for the Board to think about.

Communication Towers – Glowicki thinks that we should change the ordinance (Section 13.12C9) that says that you have to have communication towers at least 3 miles apart. He thinks that it should be 2 miles or less. Wymore thinks that putting a condition when the SLU is granted that the tower has to be operational would solve the problem. Holbrook stated that the ordinance says that no communication tower can be within 3 miles of an existing tower and since the Snover Road or Blackmore Road towers are not up yet, than another tower could be put up near them. The Board decided to leave this as is for now and to make sure and add some conditions the next time we approve a SLU for a communication tower.

**Next Meeting:** Next Planning Commission meeting will be on July 14<sup>th</sup> at 7:00 p.m.

Meeting adjourned at 8:03 p.m.

Respectfully submitted by

Amy L. Holbrook, Secretary