

TOWNSHIP OF FREMONT
COUNTY OF TUSCOLA
MAYVILLE, MICHIGAN 48744
Planning Commission Public Hearing & Meeting
July 8, 2013

Board Present: Amy Holbrook, Ken Bragg, RoseAnn Laskowski, Ron Curell, Terry Glowicki, Tyler Ireland, & Matt Blatt **Board Absent:** None
Guest Present: Henry Wymore, Lyle Fryers and 4 other guest.

Planning Commission Public Hearing was called to order at 7:00 p.m. by Bragg.

Bragg asked if anyone there had any Public Comments at this time and there were none.

Bragg explained the proposed Zoning Amendments:

Section 3.01 – proposed change is that a zoning permit would not be required for structures containing less than 200 square feet although such structures must comply with all other provisions of the zoning ordinance.

Section 5.02 – proposed change is to require all dog kennels to comply with the Tuscola County Animal Control Department (instead of the American Kennel Club) and that the Tuscola County Animal Control will be notified whenever a kennel is approved by the Planning Commission.

Section 13.12 – proposed change was to update our ordinance to be in compliance with the provision of Public Act 143 of 2012 which dealt with deadlines and restrictions on township reviews of communication towers.

Section 13.02 – proposed change was to add wording to direct people to the Fremont Township Private Road and Driveway Easement Ordinance #103.

Section 17.05 – proposed change was to add an expiration date so that applicants for a SLU permit have one year to utilize the premises for the use permitted or have substantial construction undertaken to prepare the premises for the use permitted. However, the applicant can request a one year extension from the Planning Commission.

Section 18.06 – proposed change was to add an expiration date so that applicants for a variance have one year to utilize the premises for the use permitted or have substantial construction undertaken to prepare the premises for the use permitted. However, the applicant can request a one year extension from the Zoning Board of Appeals.

Public Comments:

A Resident asked if the 3-mile regulation was still in effect for the communication towers and Bragg answered yes. Another Resident asked how many small building under 200 sq. ft. could a person put on their property and Bragg answered that there was no limit in the ordinance.

Another Resident stated that they like having the Private Road and Driveway Easement Ordinance but feel that it should not require a 66 foot easement for a private driveway. This Resident feels that a 33 foot easement would be better. Laskowski stated that this Resident has a good point. The Board discussed this matter at length. Motion made by Laskowski, seconded by Blatt that we recommend to the Township Board that we restructure the Private Road and Driveway Easement Ordinance #103 Section 2E to read that all private driveways that require an easement shall be located on a legally valid and recorded easement or other interest in land at least 30 feet in width. Roll call vote: Curell-yes, Glowicki-yes, Bragg-yes, Ireland-yes, Blatt-yes, Laskowski-yes and Holbrook-yes. Motion carried. After the motion was made and passed regarding the Private Road and Driveway Easement Ordinance #103 it was found that an additional change would need to be made to our proposed change to the Zoning Ordinance Section 13.02. The change would be to remove the following wording “at least 66 feet in width”.

Motion:

Motion made by Laskowski, seconded by Blatt to present the proposed changes to the Township Board. Roll call vote: Curell=yes, Glowicki=yes, Ireland=yes, Bragg=yes, Blatt=yes, Laskowski=yes, Holbrook=yes. Motion carried.

Public Hearing closed at 8:10 p.m.

Regular Planning Commission meeting opened at 8:11 p.m.

Approve Minutes:

Motion made by Blatt, seconded by Glowicki to approve the April 8, 2013, regular meeting minutes - motion carried. Motion made by Blatt, seconded by Curell to approve the June 3, 2013, SLU meeting minutes - motion carried.

Next Meeting: Next Planning Commission meeting will be on October 7th at 7:00 p.m.

Meeting adjourned at 8:13 p.m.

Respectfully submitted by

Amy L. Holbrook, Secretary