

TOWNSHIP OF FREMONT

COUNTY OF TUSCOLA

MAYVILLE, MICHIGAN 48744

Planning Commission Meeting

October 8, 2012

Board Present: Amy Holbrook, Ken Bragg, RoseAnn Laskowski, Ron Curell, Jim Will, Terry Glowicki, and Matt Blatt **Board Absent:** None.

Guest Present: Henry Wymore and Lyle Fryers

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

Approve Minutes: Motion made by Blatt, seconded by Laskowski to approve the September 18, 2012, regular meeting minutes - motion carried.

Public Comments: None.

Board Discussion with Gary Howell:

- **Section 5.02B1** – Regarding the reference to the American Kennel Club standards. Board discussed that since the American Kennel Club doesn't really have standards for kennels, that it should be taken out and reference the Tuscola County Animal Control. Gary stated that he thinks this would be a good idea to reference that they must be in compliance with the Tuscola County Animal Control standards. Gary will make the amendment and send a rough draft for the Board to look over.
- **Section 13.02** – Board discussed the need to make a reference to the Ordinance 103 regarding Private Roads and Driveways. Gary said that could easily be done. Gary will make the amendment and send a rough draft for the Board to look over.
- **Section 13.05E** – Board discussed changing the 100 to 200 sq. ft or less and that a permit is not needed as long as they meet the setbacks in Section 11.02. Gary stated that if we amend this, that it should be done in Section 3.02 and should state that a permit is not required for 200 sq. ft. or less. Gary will make the amendment and send a rough draft for the Board to look over.
- **Section 17.02** – discussed removing the portion of the sentence that states that request may be heard at any regular meeting. Gary stated that the way it is written right now is ok since it says "may" which lets the Board decide. He also stated that the fee would still apply and that some townships have an additional fee if the applicants wants to have a special meeting and not wait until the next regular meeting. The Board decided to leave this as is for now and discuss at another meeting.
- **Section 17.05 & Section 18.06** - Board discussed the expiration date and whether or not the applicants should be able to apply for an extension. Gary said that we could include something that says that if the project isn't started within one year from the approval date that the applicant could return to the Board and ask for an extension. After much discussion, the Board decided to amend it to include a possible one year extension. Gary will make the amendment and send a rough draft for the Board to look over. It was also discussed what could be done to clear up old variances and SLU permits and Gary stated that this could be done but we would have to send out notices to all the land owners within 300' of the property and have a meeting to revoke the permit.
- **Conflict of Interest** - Board discussed defining "conflict of interest". Bragg has been told that this is something that should be defined in the Township By-Laws. Gary stated that this is something that should be in the by-laws and he will write up a draft copy of by-laws for the Board to review.
- **Agriculture/Residential District** – Will stated that some townships have districts that are just zoned residential which would include properties that have less than 3 acres and therefore couldn't have livestock. Gary stated that in our township we cannot do that because we are a rural township and if we tried to do this, it would create spot zoning which is not allowed.

- **Gravel Pits** – The question was asked as to what we could do about gravel pits that have not operated in a year but were approved with the old ordinance. Gary stated that in order for them to keep their non-conforming right, they need to be operated and if they are not operated for 12 months or more then they lose their non-conforming right and would need to come before the board for a new permit. He suggested that we send them a notice letting them know that they have to be operational or they could lose their non-conforming right.

Next Meeting: Next Planning Commission meeting will be on January 8th at 7:00 p.m.

Meeting adjourned at 8:40 p.m.

Respectfully submitted by

Amy L. Holbrook, Secretary