

# TOWNSHIP OF FREMONT

COUNTY OF TUSCOLA

MAYVILLE, MICHIGAN 48744

## Planning Commission Meeting

April 2, 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 Glowicki, seconded by Laskowski to approve the January 9, 2012, regular meeting minutes - motion carried.

**Public Comments:** H. Wymore stated that he received a letter from the DEQ stating that our township is compliant for flood insurance.

**PA116:** Received an application for a PA116. Motion made by Will, seconded by Blatt to recommend the approval of the PA116 application for Bodeis – motion carried.

### Board Discussion:

**Section 5.02B1** – it was discussed to remove the “American Kennel Club standards” from this section because the American Kennel Club does not have specific standards. A suggestion was made that the township would be better served when any SLU concerning dog kennels is approved that the Tuscola County Animal Control department should be notified. . – will discuss this with Gary Howell.

**Section 5.02A2 & 10.02A3 & A4** – there was discussion regarding changing the required setback so that it is equal for all property owners. It was also mentioned that there should be a reference to Section 11.02 that explains the required setbacks. It was also mentioned about changing the setback definition on page 36. After much discussion it was decided to leave this as is.

**Road Right of Way** – it was mentioned that there should be a definition in the back to explain this. It was decided that there are too many variations to have one specific definition.

**Section 13.02** – Henry Wymore asked the board for their opinion about the Fremont Township’s private driveway regulation requiring an easement to be at least 66’ wide (driveways that don’t have sufficient frontage on a public or private road to comply with the road frontage requirements of the Township Zoning Ordinance). This was discussed and some members stated that this is just for private driveway with more than one home on it. It was stated that only 33’ is required for access to land-locked property. This was discussed at length and was decided to leave as is.

**Section 13.05** – it has been suggested that we add an “E” that states that a permit is not needed for a building that is 200 sq. ft. or less but that it must meet the required setbacks listed in Section 11.02. This was brought up because if someone calls the County Building Codes they allow up to 200 sq. ft. without a permit. Nothing was decided regarding this at this time. **Motion** made by Curell, seconded by Will to table the rest of this discussion and the rest of the items on the agenda until the July 9<sup>th</sup> meeting – motion carried.

Meeting adjourned at 9:28 p.m.

Respectfully submitted by

Amy L. Holbrook, Secretary