

Regular Planning Commission Meeting

Fruitport Charter Township

5865 Airline Road

Date: March 21, 2017

Chairman Michelli Jr. brought the work session to order at 6:34 p.m.

Discussion ensued on the temporary tent procedure. Resident wants a temporary tent "permit" for firework sales on Heights Ravenna Road. General consensus was when someone wants a temporary use they will make the request to the Supervisor. The Supervisor will meet and confer with the Chair of the Planning Commission, render a decision, and report it to the Planning Commission.

Beginning on section 42-30: Add new language to the definition of "Junk." Chair to provide language to staff. Completed review to 42-32 definition of "Lot"

Chairman Michelli Jr. called the meeting to order at 7:01 p.m.

01. Roll Call:

- A. Members Present: Mike Michelli Jr., Kyle Osterhart, Matt Farrar, Jeff Jacobs, Brett Suchecki, & Randy Lee.
- B. Members Absent: Geoff Newmyer (Excused)
- C. Others Present: Heidi Tice, Supervisor; Jacob Mason, Michigan Township Services; Lela Miller, Township; numerous township residents.

02. Approval of the February 21, 2017 Regular Planning commission Meeting Minutes:

- A. M/S Jacobs/Michelli to accept the minutes.

03. Approve / Amend Agenda:

- A. Agenda was accepted as presented.

04. Correspondence / Reports:

- A. Chair reported the correspondence from Pope's Pub concerning a sign that requires Planning Commission approval. Second, the Chair pointed out the letters from attorney Kelly relative to agenda number 7.

05. Public Comments pertaining to agenda topics: None

New Business:

06. Public Hearing on zone change for Nancy Vargo, Daniel & Patricia Enders, and Anthony

**Hammond: 61-15-102-200-0004-00 (Vargo) E. Broadway
61-15-102-200-0006-00 (Enders) 3044 E. Broadway
61-15-102-200-0007-00 (Vargo) 3030 E. Broadway
61-15-102-200-0008-00 (Hammond) 3060 E. Broadway
61-15-102-200-0011-00 (Enders) E Broadway**

Proposed Zone Change from M-1 to R-1

Open public hearing: Lee/Osterhart open public hearing. All in favor.

Dan Enders 3044 Broadway. Like to change to R-1 for ease of selling their property in the future. No plans for the property at this time. Jacobs stated that the 2003 Master Plan calls for this area to revert to residential zoning. No comments were made opposition. Osterhart/Lee to close public hearing. All in favor. Motion by Lee to recommend to the Board of Trustees the zone change from M-1 to R-1 for the aforementioned properties. Motion was supported by Jacobs and on a roll call vote carried unanimously.

07. Public Hearing on Zone change for David & Jill Split, and Gregory & Charity Kobrzycki

Parcels 61-15-630-026-0003-00 (Split) 2611 W. Fruitport Road
 61-15-630-026-0004-00 (Split) 14th Ave.
 61-15-630-027-0001-00 (Split) 2603 14th Ave.
 61-15-630-026-0001-00 (Kobrzycki) 2609 W. Fruitport Road

Proposed change from R-4 to R-1

Motion by Lee, supported by Osterhart to go into a public hearing. All in favor. Elliot Swift, 4492 Manchester, Twin Lake spoke in favor of the zoning change. Ken Kovolo, 7152 14th Street: gave a history of the private road. Jacobs noted that the Master Plan calls for this to become R-1. Deanna Medendorp stated that she owns the private drive. Mr. Split has an easement through Mrs. Medendorp's land which Mr. Split subsequently assigned to the four vacant properties under consideration. Mrs. Medendorp is opposed to the zoning change until the road issues are resolved. Chad Medendorp, 18469 Chinquapin, asked if the lots were conforming and built upon the property, would the new house have rights and access to the private drive. Mr. Brandon Medendorp, 4328 Farr Road asked why the petitioner was not present. Jacobs explained that the PC previously granted all R-1 requests in that area less non-conforming. Should the PC deny this request it could create an issue for the Township. Motion made by Jacobs to close supported by Lee to close. All in favor. Motion by Jacobs to recommend to the Board of Trustees the zone change from R-4 to R-1 for the aforementioned properties. Motion was supported by Suchecki. A roll call vote was held.

Yeas: Jeff Jacobs, Brett Suchecki, Mike Michelli Jr., Kyle Osterhart

Nays: Randy Lee, Matt Farrar

Motion passed.

Old Business:

08. Discussion: Tabled update on progress of poultry ordinance.

09. Public Comments: None.

10. Adjournment: There being no further discussion, the meeting was adjourned at 8:24 p.m.

Respectfully Submitted,

Matt Farrar, Secretary