

**MINUTES OF THE FRANKENMUTH TOWNSHIP
PLANNING COMMISSION
November 12, 2013**

The Regular Meeting of the Frankenmuth Township Planning Commission was held on Tuesday, November 12, 2013, at 8:00 P.M., at 240 West Genesee Street, Frankenmuth, Michigan.

Present: Haubenstricker, Grueber, Scherzer, and, Reid,
Absent: Frahm and Friend, Zoning Administrator

Chairman Haubenstricker called the meeting to order at 8:00 P.M., and asked for review and approval of the minutes for October 1, 2013, which were approved as presented.

Chairman Haubenstricker called for public comment and noted that there was none.

Chairman Haubenstricker called on Teresa Herzog to explain her plan for division of her property at 5736 Maple Road, which is parcel 4001-000; 4001-001 and 4001-003. The discussion included the access to 5750 Maple Road which is parcel 4001-004 now owned by the Palmers. The consensus of the commission was that Ms. Herzog was only moving parcel boundary lines within abutting parcels which did not involve the determination of buildable splits or the construction of other residential structures.

Chairman Haubenstricker stated that he had received a request from John Keberlein for a determination of a permit for construction of an outbuilding/barn closer to the road than his residence; after review, the commission determined that the commission could not recommend a variance for the request if presented to the Zoning Board of Appeals.

Chairman Haubenstricker stated that he had received requests/questions from city council/commission representatives about the township simplifying the zoning and annexation of EDC property. After discussion, the consensus was that such issues were properly addressed by a review of the joint master plan for the larger area, north of the city limits to Roedel Road – and east of Main Street.

Chairman Haubenstricker stated that he had received requests/questions regarding a downed billboard of Junction Road; after review of the Zoning Ordinance, an application for a new permit is necessary.

Chairman Haubenstricker stated that he had received requests/questions regarding changes in the parcels comprising the O Keinath farm consisting of Parcels 4004-000, 4002, 1010, 1005, and 2008. After review of the proposed new parcels, the consensus of the commission was that a survey would be necessary for a decision/recommendation regarding allowable buildable splits.

The commission discussed the apparent policy of the county equalization department/mapping of assigning new parcel code numbers for new legal descriptions and eliminating parcel code numbers for legal descriptions that no longer exist. This practice creates an administration problem for determining a parent parcel with allowable splits as listed in the zoning ordinance. The commission discussed the creation of a second/additional parcel code maps for reference along with the parcel code map which existed when the zoning ordinance was adopted. The discussion will be continued.

Chairman Haubenstricker stated that he had not received a response from the Supervisor about the referral of the proposed windmill ordinance; the matter would remain on the agenda for the next meeting.

Chairman Haubenstricker asked for comment on the matter of commission bylaws. After discussions and editing, it was moved, seconded and unanimously adopted that the Bylaws be adopted. A copy is attached.

Chairman Haubenstricker asked for comment on the Medical Marijuana matter. The continuation of the moratorium enacted by the township board was confirmed.

The commission discussed the meeting dates for 2014; the commission directed that the posting of the regular monthly meetings would be on the first Tuesday of the month beginning in January, 2014.

The next regular meeting would be December 10, 2013 at 8pm.

Respectfully submitted,
Frankenmuth Township Planning Commission
Robert J. Reid, Secretary