

**MINUTES OF THE FRANKENMUTH TOWNSHIP
PLANNING COMMISSION
February 4, 2014**

The Regular Meeting of the Frankenmuth Township Planning Commission was held on Tuesday, February 4, 2014, at 8:00 P.M., at 240 West Genesee Street, Frankenmuth, Michigan.

Present: Haubenstricker, Frahm, Scherzer, Grueber and Reid; Friend, Zoning Administrator.
Absent: None

Chairman Haubenstricker called the meeting to order at 8:00 P.M., and asked for review and approval of the minutes for December 10, 2013, which were approved after typographical error was corrected in first paragraph second word "Regular" and the January 7, 2014, which were approved as circulated.

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

Chairman Haubenstricker called on Walter Roenicke for his proposed division of his property on Tuscola Road, immediately west of the City of Frankenmuth.

Mr. Roenicke introduced contractor, Mr. Zette Cowley who presented drawings of two proposed plans for the current and future division of the Roenicke property. Copies of the two plans were presented.

After review of the Commission's August 21, 2012 minutes in which the Roenicke property was discussed and extended review of the zoning ordinance, the Commission determined that the property consisted of three original parcels: 1039-001 which had 1 allowable (buildable) split; 1008-000 which had 2 allowable (buildable) splits; and 1007-000 which had 2 allowable (buildable) splits. Further, that the allowable (buildable) splits would be subject to frontage and maximum acreage and front to depth restrictions. Upon review of the parcels' history, one split had occurred. As to the remaining allowable (buildable) splits, the commission determined that only 5 allowable (buildable) splits would be available in light of the zoning restrictions on frontage; and 1 additional allowable (buildable) split on less than 200 feet frontage based on the original parcel carryover.

Legal descriptions and drawings were to be supplied (which have been supplied since the meeting) to Mr. Friend, the Zoning Administrator and are attached.

Upon motion, duly seconded, the commission approved the future Zoning Administrator' approval of the splits represented in the attached drawing upon the presentation to the Administrator of qualifying written requests.

Chairman Haubenstricker asked for consideration of a complaint made to the Zoning Administrator regarding the stabling of horses at Marigold Stables on Curtis Road.

Zoning Administrator Friend stated that the complaint had been investigated by the Frankenmuth police and the Saginaw County sheriff; no citation or other action has been taken.

The commission reviewed the Zoning Ordinance and determined that the history and current use of the premises constituted a "farm" and the riding stable use predated the adoption of the current zoning ordinance. Further that the Ordinance did not regulate or limit the number of farm animals on a farm or a riding stable. Therefore the current use did not violate the Ordinance. Mr. Friend stated that he would advise the complainant accordingly.

Chairman Haubenstricker asked discussion of a request to the Zoning Administrator by Lisa Woodke for the consideration of her purchase of a neighboring residence for use as a short term rental to tourists.

After a discussion of the provisions of the Zoning Ordinance regarding bed and breakfast use and home occupation, the commission determined that the proposed use most closely fit the ordinance's definition of a motel which is a commercial use and is not a use permitted by right nor is it a use permitted by a special use permit. The commission also reviewed the special use as a private resort and determined that a resort involved activities in addition to lodging, which activities, Ms. Woodke's proposed use did not include. Zoning Administrator Friend stated that he would advise Ms. Woodke of the commission's decision.

Chairman Haubenstricker asked consideration of the benefit to have an amendment to section 6034 (4) of the zoning ordinance which amendment would incorporate by reference the historical records of divisions and allowable/building splits.

The commission reapproved the necessity of establishing and maintaining such a record as was discussed in the prior meeting and will consider the language of such an amendment as appears in the prior minutes at its next meeting. Zoning Administrator Friend was asked to draft a document with a manual describing the maintenance of the document. Mr. Friend stated that he would review the document and records established and used the township assessor for a similar purpose.

In regard to the expense amending the zoning ordinance, the Chairman will ask the township board's preference for accumulating amendments or the piecemeal adoption of amendments as an amendment arises.

Chairman Haubenstricker asked Mr. Frahm for an update on the draft windmill ordinance. Mr. Frahm noted the editing changes by Mr. Reid and asked for a review and action at the next meeting.

Chairman Haubenstricker asked for further comment on the City of Frankenmuth's adoption of an ordinance which barred any license/permit/zoning district or permitted use that violated federal or state laws.

Mr. Reid stated that he is still reviewing the plaintiff's dismissal of the City of Livonia litigation and the appellate status of the City of Wyoming litigation. The moratorium enacted by the township board was confirmed.

Chairman Haubenstricker asked for other business.

Zoning Administrator Friend asked for the commission's review of the process for renewal of special use permits. The commission asked Mr. Friend to contact holders of special use permits regarding the holder's obligation to file annual reports on the holder's activities.

The meeting was adjourned.

The next regular meeting would be March 4, 2014 at 8pm.

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