

Frankenmuth Township Planning Commission
Meeting Minutes
April 1, 2014

The regular meeting of the Frankenmuth Township Planning Commission was held on Tuesday, April 1, 2014, at 8:00 PM.

Present: Haubenstricker, Grueber, Scherzer, Frahm, and zoning administrator Friend

Absent: Reid.

Guest: Mark and Amy Wilinski

Minutes from the March meeting were reviewed, and the third paragraph was revised refer to **1989** parcel coeds, not 1987. The minutes were approved as revised.

Mark and Amy Wilinski presented an annual update on their vegetable stand plans per the special use requirements. No significant changes in operation are planned. They may improve the stonecrete driveway to eliminate some low areas that collect water during rainstorms. They also agreed to remove or clean up several non-farm items that have been collected on the property near the back of a storage shed.

Zoning Administrator Friend to send a copy of the township special use permit for documentation on the plans.

It was moved, supported, and carried to approve the renewal of the special use permit for a roadside vegetable stand for Mark and Amy Wilinski.

The commission discussed a previously approved variance request for Mr. Dalton Coe on Tuscola road. Per the zoning ordinance a variance expires 6 months after it is granted, unless the project has been started. This variance was approved in January 2013, and some work had been done to clean up the property. The commission directed ZA Friend to send a letter inquiring if the owner plans to proceed.

ZA Friend discussed printing of the previously updated Zoning Ordinance chapters 2-5. Numerous copies will be required, and it was proposed to print on heavier paper that will hold up better in the binders. Expected copies are: 5 for the PC, 1 for supervisor, 1 for zoning administrator, 3 for ZBA, 1 office copy for the township board. Suggested one master copy be printed on different color paper and kept in the office. The PC recommended 2-sided printing, with the appendix to chapter 5 in color. Friend to contact township clerk about an account at Staples, Frankenmuth office supply, or similar for doing the printing.

Subsequent chapters still need to be reviewed for final updates before printing. This may require retyping some of the revisions that were made since the original electronic copy.

ZA Friend led discussion on the lack of clarity in the ordinance regarding decks and inground pools. It was determined that neither is addressed in the current ordinance, and chapter 3 may need to be revised. Friend to review city ordinance to determine if there ordinance language could work for the township.

The issue of tracking buildable splits and parent parcels when new parcel numbers are assigned was discussed. ZA Friend and Chairman Haubenstricker will start working on a folder system as previously proposed.

Wind Energy ordinance updates were not available. Frahm to have updates completed for May meeting.

Medical Marijuana issues were discussed. Recent court rulings have determined that “boilerplate” ordinances that ban medical marijuana based on federal law are in violation of Michigan law. The court has ruled that legitimate standards can be applied, such as what districts could permit dispensaries and distances from other uses. The PC will continue to monitor legislative and judicial activities to determine when sufficient information exists to adopt an ordinance.

ZA reported that he has not heard from Gera Bar regarding non-conforming signs. The owner had requested to meet with the supervisor before any action was taken.

Also noted that there are at least two damaged billboards on Junction road. These will be noted during the annual billboard inspection and must either be repaired or removed, subject to current chapter 5 limitations on repair cost.

Next meeting Monday, May 5

Respectfully submitted,

Jeff Frahm, Acting secretary.