

TOWNSHIP OF NORMAN

PLANNING COMMISSION

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APPROVED ~~DRAFT~~ MINUTES

[for: May 4, 2017]

Chair Gries called the meeting to order at 7:01 pm. The Pledge of Allegiance was recited and a Roll Call indicated Gries, Schilling, Schuch, Fischer, and Edmondson present to conduct business. There were approximately 17 members of the public present. *First public comment* period was offered – the Planning Commission received comments regarding trucks on Stronach Dam Road, the permitting process, zoning classification of land versus how it is assessed, and the status of off road vehicles within Norman Township.

Motion by Schilling to approve the minutes of the April 6, 2017 minutes, **seconded by Schuch**; all in favor, none in opposition, motioned passed unanimously.

Discussion followed regarding the Accessory Dwelling Unit (ADU) language presented to the planner last month and it was decided by consensus to postpone any action until the June 2017 meeting.

Board liaison **Schilling** presented a brief Township Board report and advised that Norman Township was in the process of purchasing a new piece of apparatus for the fire department and that no new taxes would be involved. There has been no recent Zoning Board of Appeals activity. The Zoning Administrator presented a brief report with Land Use Permit activity included.

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Chair Gries declared the first public hearing on the agenda open at 7:18 pm regarding the proposed zoning ordinance amendments for Special Uses and Site Plan Reviews. The Zoning Administrator confirmed that proper publication was made and that an affidavit of same was on file. **Schilling** made a brief presentation to the public explaining that the language was being simplified in an attempt to expedite future requests as well as to recognize the fact that certain state agencies have control over areas such as wetlands, environmental, natural rivers etc. There were several public comments unrelated to the ordinance language. There was a **motion by Schilling** and a second by **Schuch** to recommend adoption of the proposed ordinance amendments to the Norman Township Board. **Chair Gries** declared the public hearing closed at 7:25 pm.

Chair Gries declared the second public hearing on the agenda open at 7:25 pm regarding a Special Land Use request for the establishment of a Restaurant / Tavern at 19327 Caberfae Hwy., site of the former Deer Horn Inn. The Zoning Administrator confirmed that proper publication and notification was made and that an affidavit of same was on file. The Zoning Administrator presented and reviewed the staff report with the Planning Commission pointing out items such as:

- Confirmation of the zoning district and the fact that the AGRICULTURAL RESIDENTIAL district also allows all uses permitted in the RESIDENTIAL district, compliance with minimum lot size, building envelope, setbacks, buffers, etc. The Zoning Administrator explained that because setbacks exceeded the minimum one hundred (100) feet required that a buffer between the commercial and adjacent residential use(s) would not be required as described in Article 40, Section 4003.A., and confirmed that there was also a single family dwelling (mobile home) on the same property that complied with the ordinance provisions addressing more than one use occurring on a single parcel of land.

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The applicant presented the request to the Planning Commission and reiterated several of the findings made by the Zoning Administrator. It was explained that the applicant acted diligently in cooperating with MDOT (Michigan Department of Transportation) in procuring an accurate survey as this property fronts on M-55. The applicant continued to explain that the physical location of long existing easements to provide ingress and egress into the adjoining residential subdivision would be moved to the 'actual' location(s) as shown on the survey; that efforts would be made to clearly identify that these easements are 'private' and not common areas associated with the proposed business; that internal pedestrian, traffic, and parking was a safety concern and would be adequately addressed; that the proposed exterior lighting would be solar where feasible, downward shielded, and would employ the use of motion sensors for energy efficiency and security reasons.

Chair Gries called for *public comment* regarding this second public hearing. The Commission permitted the applicant to field several questions from the public. The public comment focused on ingress and egress through the property into the residential subdivision and seemed to favor the applicants' application, communication with neighbors, and the efforts being made to minimize any potential adverse impacts. The applicant further explained that the Resort license is a type of Class C, Tavern, A-Hotel, B-Hotel, or Specially Designated Distributor license issued without regard to the quota limitation in a local governmental unit.

The Planning Commission reviewed the ordinance, deliberated, and confirmed the previously discussed findings as presented by the Zoning Administrator, the applicant, and as demonstrated on the site plan presented. It was concluded that all standards had been met and that there were no apparent concerns that would require any special conditions to be placed upon the 'use'.

Schilling motioned to approve the issuance of the Special Land Use request as presented, **seconded by Fischer**. There was no discussion and *Chair Gries asked for a vote*. Voice vote indicated all were in favor of the approval to issue the Special Land Use permit and none were

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opposed. Motion passed by a unanimous decision of the Planning Commission. **Chair Gries** declared the second public hearing closed at 7:55 pm.

The Planning Commission briefly discussed other ordinance language to be reviewed prior to the June 2017 meeting.

Chair Gries declared the meeting adjourned at 8:00 pm.

Submitted on behalf of the Norman Township Planning Commission,



Robert (Bob) Hall

Zoning Administrator