

Hope Township Planning Commission

Regular Meeting

Unapproved Minutes

May 7, 2014

Members Present

Diane Vaughan, Marge Kobisa, Bob Davis, Rudy Turk and Wendy Faber

Rodney Nanny was also present

Meeting was called to order with the pledge of allegiance at 7pm

Minutes were read from the Feb. 5<sup>th</sup> 2014 meeting , Bob made a motion to accept the minutes and Rudy 2<sup>nd</sup> the motion. All yes, motion passed.

Minutes were read from the public hearing on March 5, 2014. Bob made a motion to accept the minutes and Rudy 2<sup>nd</sup> the motion. All yes, motion passed.

Old Topics-Rodney Nanney will help with Wind and Solar Ordinance in the future

New Topics-RV Ordinance was passed by Township Board at a special meeting held on April 24<sup>th</sup> 2014 7:pm at the Township Hall. Ordinance needs to be signed and Marge will get copies to members.

Medical Marijuana update on regulations: Townships cannot prohibit medical marijuana. Caregivers are legally allowed. Need to look into a specific district to allow caregivers.

New amendments need to be made to comply with the Michigan Enabling Act regarding telecommunication towers, satellite dish antennas and similar structures.

Fees shall not exceed \$1000.00 for special use permit. Application for a new tower is to be reviewed by Zoning Administrator within 14 days. Planning commission is to take final action within 90 days. Any alterations to existing towers or antennas are to be decided with 60 days. Special use permits for cell towers need only be approved by the Zoning Board.

State of Michigan Act regarding Volatile Farm Based Bio-Fuel Production: Farmers may have facility on their property to allow production of up to 10,000 gallons of ethanol annually. Over 10,000 gallons will require a special use permit.

Need to make change to ordinance deleting 10.10 "Notice for public hearing" from Section 8.6 because of duplication.

Need to add Section 12.05 to ordinance "Findings of Fact". There currently is no working on guidance for making decisions. Also need to add 12.06 "Effective Date of Amendment" and "Notice of Adoption"

Went over Chapter 5, Section 5.7.7 miscellaneous regulations: Need to add to residential district the keeping of horses, ponies and other large farm animals. Members discussed allowing 12 small animals per acre. 2 acre parcels would allow maximum of 25 single types of species and maximum of 50 total small animals.

Regulation of sheds and other accessory structures in a residential district:

Section 4.2 B of Ordinance states accessory buildings may not be erected in any front yard. Need wording and setback language for lake front and non-lake front property.

Non-lake front discussed: Accessory structures not allowed within 50 feet of front yard. Minimum 10 side setbacks. Lake front lots accessory structures not allowed within 25 feet of rear of property (road). 10ft side setbacks, and sliding scale may allow 8ft.

Need to take out "generally" wording in AG district Section 5.5.5.

Discussed "Boat Houses" and decided to leave alone.

Tents-usually used for storage of vehicles-Rodney will word one paragraph regarding the tent structures.

All amendments will be discussed at August meeting and then will have Public Hearing to make final changes.

Meeting adjourned 9pm

Next meeting date August 6<sup>th</sup>