

**KINROSS CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING/PUBLIC HEARING**

September 14, 2009

4884 W. Curtis St.

MEMBERS PRESENT

Ron Munro, Chair
Herman Calkins, Vice Chair
Leo Wiley, Secretary
Brenda Case, Trustee
Rick Bernhardt
David Gaines

MEMBERS ABSENT

Mark Howland

Also, present Cynthia Oliver, Treasurer Munro, and Judy Wright.
Attendance 2

Vice-Chair Calkins called the meeting to order at 6:35 PM. Case led the Pledge of Allegiance.

#1 MOVED: by Wiley, second by Bernhardt, to approve the September 14, 2009, meeting agenda as amended to include discussion of salvage yard licenses for A & L Metal and Thompson, zoning application from Chippewa County EDC, and review of the Water/Sewer Ordinance. Motion carried.

#2 MOVED: by Bernhardt, second by Case, to accept the August 10, 2009, meeting minutes as written. Motion carried.

Text Amendment to Zoning Ordinance No. 1.100 and Commercial Truck Route Ordinance No. 1.130 Public Hearing was opened at 6:40 PM.

PUBLIC COMMENT

Can an unloaded tractor/trailer be parked on Fair Road?

The site plan for the Local Express gas station/convenience store was discussed. Questions about exterior lighting were answered by a representative of the property owner.

#3 MOVED: by Calkins, second by Gaines, to approve the site plan for construction of the Local Express gas station/convenience store as presented. Motion carried.

Chair Munro stated that the comment period of 63 days is running on the Master Plan and that the Zoning Ordinance will need to be updated to reflect changes once the plan is adopted.

During a discussion of Commissioners' compensation it was mentioned that if duties were delegated more often one or two people would not be putting in such a large amount of hours each month.

The construction that was done by the Lions Club at the fairgrounds was discussed. Was a building permit issued? No zoning application came through the Zoning Administrator's office. Cindy Oliver will contact the Chippewa County Building Inspector to secure a copy of the building permit, if one exists. Further action will be determined based upon results from the Building Inspector's office.

Zoning Administrator Oliver brought up the question of the Commission's intention regarding yearly licensing and tracking of Home Occupations.

In a discussion of the Commercial Truck Ordinance (#1.130) it was determined that the wording in the section titled "Special Permits" needed to be changed to accommodate parking outside of the special assessment district on roads not designated as truck routes.

Being no further comments and no correspondence either for or against either the Ordinance No. 1.130 or the text amendment to the Zoning Ordinance No. 1.100, the public hearing was closed at 7:50 PM.

#4 MOVED: by Bernhardt, second by Calkins, to approve **the Commercial Truck Ordinance, Ordinance No. 1.130**, with the change of wording to the "Special Permits" section "*Such permits, however, shall not be given for more than one round trip, and in no case shall a permit be valid for a longer period than ten (10) days from the date of issue.*" to "*Criteria for such permits shall be set by motion of the Township Board.*" And **recommend that the Township Board adopt this ordinance**. Roll call vote – all members present voted Aye. Motion carried.

#5 MOVED: by Wiley, second by Calkins, to **recommend that the Township Board adopt the revised text of the definition of a Home Occupation, section 2.02, and regulations for Home Occupations, section 3.13, of the Zoning Ordinance, Ordinance No. 1.100**. Roll call vote – all members present voted Aye. Motion carried.

Zoning Administrator Oliver presented her findings regarding recent inspections of A&L Metal and Thompson's Salvage Yard. A&L is in full compliance. Thompson's has minimal junk on the top of the hill, 95% on the fencing is in place, and approximately 90% of junk is not visible from the road.

#6 MOVED: by Bernhardt, second by Wiley, to approve the Salvage Yard license for A&L Metal. Motion carried.

#7 MOVED: by Case, second by Gaines, to approve a Conditional Salvage Yard license for Thompson's Salvage provided continued improvements are made. Motion carried.

The Personnel Committee should proceed with developing a job description and suggested pay scale for an Ordinance Enforcement Officer. Regardless of whether this position would need to be a certified law enforcement officer, the Township would need to have an attorney to represent it's interests as the Prosecuting Attorney will not pursue this type of violation. Procedures need to be established for enforcement of ordinances before we worry about hiring someone to do the job.

#8 MOVED: by Calkins, second by Gaines, to table any recommendations to the Township Board regarding an Ordinance Enforcement Officer until the next meeting when more information can be gathered. Motion carried.

Zoning Administrator Oliver stated that she has received a zoning application from Chippewa County EDC for some work to be done on one of the hangars. She asked if the \$20.00 fee could be waived in the interest of good working relations with the County EDC and the prospect of bringing more businesses into the community.

#9 MOVED: by Gaines, second by Wiley, to **recommend that the Township Board waive the \$20.00 zoning application fee for Chippewa County EDC for the application received the week of September 14, 2009.** Motion carried.

Chair Munro reminded the members to review the Pickford Township Master Plan and submit any comments to him or Ms. Wright.

The Commissioners reviewed and discussed Draft 9, dated 07/21/09, of the Combined Water/Sewer Ordinance. The following suggestions and comments are offered for consideration:

- a) Page 5 – Definition of Department of Public Works is incomplete.
- b) Page 14 – Section 312. – Should state who is to approve the permit.
- c) Page 15 – Section 315.d. – Item (4) Asbestos-Cement (AC) pipe should be deleted.
- d) Page 30 – Section 425.c. – Would this provision unfairly penalize the resident?
- e) Page 34 – Section 450. – The parking ordinance will need to be revised to agree with the 20' distance specified.
- f) Page 45 – Section 627. – Why does antenna rent revenue get credited to the DPW Fund and not the General Fund? Don't the water towers belong to the Township? Should specify that the Township Treasurer will direct the deposit of funds.

The meeting adjourned at 9:20 PM.

Leo Wiley, Secretary

Minutes prepared by Judy Wright

