

BAY TOWNSHIP PLANNING COMMISSION

FEBRUARY 7, 2017 MEETING MINUTES

APPROVED

CALL TO ORDER

Dave Skornia called the meeting to order at 7:05PM and led with the Pledge of Allegiance. Also in attendance were Jamie Shepherd, Steve Van Dam, Lynn Maxwell, Joe Jones, and James G. Vanek. Wendy Simmons was absent and planner Claire Karner was absent due to the weather.

PRIOR MEETING MINUTES

MOTION by Van Dam, seconded by Maxwell, to dispense with the reading of the January 3, 2017 Planning Commission regular meeting minutes, passed upon unanimous affirmative vote of the Board Members.

MOTION by Van Dam, seconded by Maxwell, to approve the January 3, 2017 Planning Commission regular meeting minutes as amended, passed upon unanimous affirmative vote of the Board Members.

AGENDA APPROVAL

MOTION by Vanek, seconded by Maxwell, to approve the agenda as presented, passed upon unanimous affirmative vote of the Board Members.

PUBLIC COMMENT

Skornia opened public comment at 7:10PM.

Ed Bradley: After last month's informational meeting on the proposed Outdoor Wood Furnace ordinance, he feels the minority is ruling the majority on this issue. He is against adopting the Outdoor Wood Furnace Ordinance.

John Warstler: Wanted more information on the American Lung Association change out program.

Skornia closed public comment at 7:14PM.

OUTDOOR WOOD FURNACE PUBLIC FEEDBACK SESSION REVIEW

The Planning Commission discussed Planner Claire Karner's summary of the January public input session which heard input and concerns on the proposed Outdoor Wood Furnace Ordinance the township is considering adopting.

After extensive deliberation, the Planning Commission agreed to proceed with doing some limited regulation of outdoor wood furnaces through the zoning ordinance instead of proceeding with adopting a "stand alone" ordinance. Language could be added to the zoning ordinance defining an outdoor wood furnace, and also regulating their placement by incorporating property line setback minimums.

Additional educational materials on proper burning procedures could be included in the upcoming summer township newsletter.

DIMINISHING LOT LINE LANGUAGE

The Planning Commission reviewed and discussed the new definition of building envelop, and revised definitions of lot width, and lot width waterfront. All agreed the definitions are still confusing and could possibly be made clearer by additional drawings.

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It was also discussed on whether a separate definition for "lot, width, waterfront" is needed. All felt this definition could be deleted with an additional more descriptive drawing.

ACCESSORY DWELLING UNIT DISCUSSION

The Planning Commission agreed the draft document allowing accessory dwelling units is ready to hold a public hearing. The proposed definition amendments for building envelop and lot widths will also be included in the public hearing.

MOTION by Van Dam, seconded by Jones to a March 7, 2017 at 7PM public hearing to receive public comment on the following two separate zoning ordinance text amendments:

1. Article III, definitions of "Building Envelop", "Lot Width" and "Lot, Width, Waterfront".
2. Articles IV, VII, VIII, IX and XII pertaining to allowing Accessory Dwelling Units (ADU's).

passed upon unanimous affirmative vote of the Board Members.

ZONING ADMINISTRATORS REPORT

Zoning Administrator Ron Van Zee reviewed the past months activities regarding Zoning Permits issued, Zoning Ordinance enforcement actions taken, and other related zoning activities.

Van Zee passed along a compliment from the County Planning Department regarding Bay Township's proactive approach on various planning issues. The county planning department uses Bay Township's zoning ordinance amendments as examples to other townships.

BOARD OF TRUSTEES REPORT

Note: See the Board of Trustees January 12, 2017 minutes for further detail.

Vanek reported on the Board of Trustees January meeting.

ZONING BOARD OF APPEALS

No meeting but might have an upcoming hearing the end of the month.

OTHER

None.

PUBLIC COMMENT

None received.

ADJOURNMENT

MOTION by Van Dam, seconded by Shepherd, to adjourn the meeting at 8:56PM, passed upon unanimous affirmative vote of the Board Members.

Respectfully submitted,

James G. Vanek
Planning Commission Secretary