

BAY TOWNSHIP PLANNING COMMISSION

OCTOBER 3, 2017 MEETING MINUTES

APPROVED

CALL TO ORDER

Dave Skornia called the meeting to order at 7:00PM and led with the Pledge of Allegiance. Also in attendance were Steve Van Dam, Wendy Simmons, Joe Jones, James G. Vanek and planner Claire Karner. Lynn Maxwell and Jamie Shepherd were absent with excuse.

PRIOR MEETING MINUTES

MOTION by Vanek, seconded by Van Dam, to dispense with the reading of the September 5, 2017 Planning Commission regular meeting minutes, passed upon unanimous affirmative vote of the Board Members.

MOTION by Simmons, seconded by Van Dam, to approve the September 5, 2017 Planning Commission regular meeting minutes as amended, passed upon unanimous affirmative vote of the Board Members.

AGENDA APPROVAL

MOTION by Simmons, seconded by Van Dam, to approve the agenda as presented, passed upon unanimous affirmative vote of the Board Members.

PUBLIC COMMENT

Skornia opened public comment at 7:04PM.

Jim Anderton: On behalf of the Walloon Lake Association, thanked the Planning Commission for working together and cooperating on the recent Zoning Ordinance amendment allowing Accessory Dwelling Units.

Skornia closed public comment at 7:05PM.

LOT WIDTH DEFINITION DISCUSSION

Skornia explained that township legal review had a few questions/clarifications on the proposed text amendments for lot width and their associated drawings.

Karner stated she is awaiting a return call from township legal counsel to discuss legal counsel's concerns regarding the drawings.

ACCESSORY BUILDINGS ON VACANT LOTS

Skornia and Vanek explained that the Board of Trustees approved the Accessory Buildings on Vacant lots text amendment language, but made a text change.

Article IV General Provisions, Section 4.7 (g.) originally read as follows in part:

".....Note that this provision is not intended to promote or allow new uses that are commercial in nature."

The Board of Trustees amended the final language to read as follows:

".....~~Note that~~ This provision is not intended to promote or shall not allow new uses that are commercial in nature."

The Planning Commission also deliberated on what constitutes a "commercial use".

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MASTER PLAN COMMUNITY SURVEY

Karner presented to the planning commission the updated Master Plan community survey based on planning commission feedback last month. The surveys purpose is to reexamine the township's planning/zoning goals and policies, reflect the needs and desires of all Bay Township residents, help identify future land use practices and prioritize township services by getting community input.

All felt the survey is nearly ready to publish, and will review the final version next month.

The planning commission also discussed items to consider in the near future:

- Septic inspection at time of property transfer.
- Updating the waterfront greenbelt requirements.

Due to an election on November 7th, the planning commission agreed to reschedule the meeting to Monday, November 6th @ 7PM.

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.

BOARD OF TRUSTEES REPORT

Note: See the Board of Trustees September 13, 2017 minutes for further detail.
Vanek reported on the Board of Trustees September meeting.

ZONING BOARD OF APPEALS

No meeting.

PUBLIC COMMENT

None received.

ADJOURNMENT

MOTION by Van Dam, seconded by Jones, to adjourn the meeting at 9:20PM, passed upon unanimous affirmative vote of the Board Members.

Respectfully submitted,

James G. Vanek
Planning Commission Secretary