

**BROOKS TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
February 22, 2016
APPROVED MINUTES**

MEMBERS PRESENT: Mike Bouwer, Phil Knape, Mark Pitzer, Les Salacina, Ryan Schultz

MEMBERS ABSENT: Cheryl Rosen, Greg Myers

STAFF PRESENT: Supervisor Cory Nelson, Zoning Official Joe Selzer

Chairman Pitzer called the regular meeting to order at 7:00 p.m. This meeting was properly posted and a quorum of the Brooks Township Planning Commission was present.

APPROVAL OF AGENDA:

Moved by Knape, **Seconded** by Bouwer to accept the agenda as presented.
Approved Unanimously

APPROVAL OF MINUTES:

Moved by Bouwer, **Seconded** by Schultz to accept the minutes of the January 25, 2016 meeting as written.
Approved Unanimously

PUBLIC COMMENT: None

CORRESPONDENCE: Selzer said he will be attending the Michigan Association of Planners for training.

UNFINISHED BUSINESS:

1. 3.16a Outdoor Heating Units: There was a lot of discussion on the stack height on the wood burners and size allowed for wood storage buildings. Myers also sent in his thoughts as he couldn't be here tonight. Selzer brought in comparisons with other townships as to their ordinances.

Wood sheds do not count as an accessory structure. After discussion it was decided to amend the wording to read:

(F) A wood shed may be constructed either adjacent to or as an integral part of the outdoor heating unit. A wood shed shall be no larger than *800 square feet* and shall be a minimum of 20 feet from any structure.

(I) Owner/Applicant shall comply with local mechanical codes and manufacturers recommendations for location and installation. *Chimney height – The outdoor wood fired boiler*

shall have a chimney that extends at least fourteen (14) feet above the ground surface. The Mechanical Inspector may approve a lesser height on a case-by-case basis if necessary to comply with manufacturer's recommendations and if the smoke from the lower chimney height does not create a nuisance for neighbors.

Moved by Schultz, **Seconded** by Knappe to accept the amended changes to the ordinance. Boucher mentioned that most people will build a smaller size storage shed but this allows for those that do need a larger one.

Approved Unanimously

NEW BUSINESS:

1. Next Month Election of Officers: Pitzer reminded the PC that next month will be the election of officers. The PC also has two positions up for reappointment. If interested a letter of intent needs to be turned in to the supervisor. A notice was also published in the Times Indicator.

2. On-Site Sewage Disposal System (OSDS): (see attached report) Selzer reported since the ordinance went into effect in 2005 there has been 612 inspections, 23 failed. Nine of those 23 were in the Lake District. Selzer talked to three realtors to get their opinion on the ordinance. Two realtors thought it was good and protects them and the buyer. One realtor thought it should be the buyer's choice. After much discussion it was decided to table this for this month and have Supervisor Nelson poll the Township Board to get their opinions.

This will be on next month's agenda.

STAFF UPDATE: (see attached) There were two accessory buildings and two new home compliance permits issued this month.

The ZO said he will be attending the Michigan Association of Planners training on March 9 with Supervisor Nelson. This training is on Site Plan Review. They hope to be able to handle site plans in the future and not have to use the planner.

PUBLIC COMMENT: None

PLANNING COMMISSION MEMBER COMMENTS:

Salacina said he thought metal roofs on wood sheds are good protection from sparks. Insulation also helps underneath to protect from sweating. He thought 1/4 inch Styrofoam is a good insulation.

Boucher said he will call Chris Ortwein about coming to our meeting next month to fill us in on what Croton Township has on LD zoning. Pitzer saw Ortwein and Ortwein mentioned bringing Supervisor Morgan Heinzman to our meeting with him next month.

ADJOURNMENT:

Moved by Knape, Seconded by Bouwer to adjourn the meeting.

Approved Unanimously

Pitzer adjourned the meeting at 8:15 p.m.

Respectfully Submitted,

Les Salacina
Planning Commission Secretary

Maureen Dutkiewicz
Recording Secretary