

**BROOKS TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 22, 2015
Approved Minutes**

MEMBERS PRESENT: Mike Bouwer, Phil Knape, Greg Myers, Mark Pitzer, Cheryl Rosen, Ryan Schultz

MEMBERS ABSENT: Les Salacina

PUBLIC PRESENT: Cory Nelson, Joe Selzer and public present

Chairman Pitzer called the regular meeting to order at 7:03 p.m. This meeting was properly posted and a quorum of the Brooks Township Planning Commission was present. These minutes are not a transcription and comments have been summarized for brevity and clarity.

APPROVAL OF AGENDA:

Moved by Bouwer, **Seconded** by Myers to accept the agenda as amended by adding Sea Walls (Ryan Pendergast) and Wildlife Feeding under New Business.

Ayes - All

Nays – None

MOTION CARRIED

APPROVAL OF MINUTES:

Moved by Myers, **Seconded** by Rosen to accept the minutes of the May 20, 2015 meeting as written.

Yeas – All in favor

Nays – None

MOTION CARRIED

PUBLIC COMMENT: None

CORRESPONDENCE: None

UNFINISHED BUSINESS:

Camping Ordinance: ZO Selzer has been working on language for the camping ordinance. There have not been any complaints and only two camping permits issued so far this year.

The ZO has been checking areas in the township used for camping. He has not had any violations as yet and is waiting to see what the PC wants to do with the camping language.

We have allowed camping on a parcel that has a permanent residence with a permit. Length of time will be discussed next month.

If it is a vacant lot, then campers need a camping permit that is renewable two times. There is a different set of rules. The ZO has the ability to grant a 30 day camping permit that can be renewable.

The thought was that four day camping was too constrictive. Tent camping was talked about. After discussion it was decided to table this until next month.

NEW BUSINESS:

1. Charlie Harris – Site Plan: Charlie Harris presented his site plan for a licensed auto repair working on race cars, building chaises, and fixing vehicles. Supervisor Nelson has checked out the site. He is trying to get a dealers license so he can fix cars and sell them too. He has a license for working on the cars that are there. It needs a privacy fence in the area to put any parts or steel frames behind. There are tires stored behind the building. He sells a lot through the internet. Harris didn't want to have things out in the front.

They looked at having fabrication in the Commercial District. It needs fluid storage, but the question of fabrication wasn't listed in the Commercial District. Selzer explained the outdoor display and the 75 feet from the center of the road.

Nelson, Selzer, and Pitzer will meet to have wording for fabrication for #21 Summary of District Land Uses in the Commercial District for next month's meeting. They will go through the review standards including the display area. Pitzer said the applicant is always welcome to these meetings. Language will be brought back to the PC.

There was discussion on the requirements for a Site Plan Review. The PC can waive any/all requirements as there is an existing building and meets the requirements for an auto repair, no driveway changes, fence and storage

2. Sea Walls – Ryan Pendergast:

Mr. Pendergast explained that he is trying to repair an existing 30' x 12' seawall that has cracked and our ordinance doesn't allow him to patch it. Our ordinance says no concrete within the 25 foot greenbelt. He is trying to repair this for the homeowner without costing a lot when there is already an existing structure there that just needs repair.

There was discussion on this. The ordinance does say that concrete is not allowed in the 25 foot greenbelt but at what point do we say they can repair a pre-existing non conforming structure. If it is in such need of repair and if it is less than 50% damaged; it can be repaired. When is it more damaging to take out the existing concrete seawall or is it less damaging to repair it?

The ZO will research to see if this fits in our non-conforming structures. This will be on Unfinished Business next month (July).

3. Wildlife Feeding: Supervisor Nelson reported on the waterfowl that is on Butterfield Lake. There are residents feeding the waterfowl with three or more five gallon pails of bread and throw it right in the water. They have been asked to stop and won't. He understands townships can have a no feeding ordinance. Mike Wells said the township has to do this. It's not a DNR issue.

There was talk regarding rounding up the geese which is usually done between June 10 and 30. There are about 100 geese and 50 ducks and seagulls there. However, because of the bird flu now the DNR isn't issuing any permits for geese round-ups.

Pitzer thinks this should be a free standing ordinance. Pitzer said ordinance language regarding waterfowl (geese, seagulls, and ducks) will be worked on so the PC can send it to the township board. The PC would not need a public hearing but the township board will.

STAFF UPDATE: (See attached): Selzer said in May and June he has only had one permit each month for a new home. There were also two accessory structure permits in May and June of 2014 but five issued in 2015. Violations are mostly for junk and blight. There were eleven (11) violations in June and four (4) in May. We have a total of 59 permits so far this year.

Nelson said the board passed a resolution to tell the USDA Forest Service we did not want federal land taken from Brooks Township by the Bigelow Creek Area. They want to close off paths on the land to protect the Blue Karnar Butterfly. Everett and Croton are also against this and are also passing resolutions to send to the Forest Service. We are sending it to the Huron Office in Cadillac.

PUBLIC COMMENT: None

PLANNING COMMISSION MEMBER COMMENTS:

Rosen said she has been hearing positive feedback on the work being done at Alpine Tree Service property.

ADJOURNMENT:

Moved to adjourn by Knape, **Seconded** by Bower
Ayes – All
Nays – None
Motion Carried

The meeting was adjourned 8:45 p.m.

Respectfully Submitted,

Les Salacina
Planning Commission Secretary

Maureen Dutkiewicz
Recording Secretary