

**ROSS TOWNSHIP
PLANNING COMMISSION
MINUTES
June 23, 2014**

CALL TO ORDER/PLEDGE

Chairperson Lauderdale called the regularly scheduled meeting of the Ross Township Planning Commission to order at 7:00 p.m. at the Ross Township Hall.

ROLL CALL

Present: Jim Lauderdale, Chairperson
 Robb Blain
 Russell Fry
 Jeff Price
 Jon Scott
 Sherri Snyder

Absent: Greg Pierce

Also present: Bert Gale, AGS – Township Zoning Administrator
 Rebecca Harvey – Township Planning Consultant

APPROVAL OF AGENDA

The agenda was reviewed and approved as presented.

APPROVAL OF PRIOR MEETING MINUTES

The Board then proceeded with consideration of the **May 19, 2014** Planning Commission meeting minutes. Price moved to approve the minutes as presented. Scott seconded the motion. The motion carried unanimously.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Dugan Kemple was present on behalf of Gull Lake View Golf Club. He referenced a memo to the Planning Commission dated May 26, 2014 requesting an amendment to the Ross Township Zoning Ordinance so as to allow for an open space development with a golf course component. He distributed aerial photos of the Gull Lake View Golf Club site and highlighted potential areas suitable for limited residential housing.

It was noted that the existing open space development option in the Zoning Ordinance does not allow a golf course to serve as designated 'open space' . . . and that the existing golf course provision in the Ordinance does not allow for residential land use.

General Board discussion ensued regarding potential revisions to the existing open space development option that would recognize a 'golf course community' form of development. The potential approach to density calculation for same was discussed.

There was Board consensus to proceed with a review of the existing open space development provision to consider an amendment that would allow uses such as a golf course to qualify as designated 'open space' within such a development. It was noted that the matter would be scheduled for discussion at the July meeting.

No further public comment on non-agenda items was offered.

NEW BUSINESS

No *New Business* was scheduled for consideration.

UNFINISHED BUSINESS

1. Proposed Ordinance No. 193

Chairperson Lauderdale stated that the Planning Commission held public hearings on the proposed Reorganized/Reformatted Zoning Ordinance and Wind Energy Systems at its meeting on May 19, 2014. He noted that the Board had recommended approval of both proposed amendments.

Scott advised that the Township Board accepted the recommendations of the Planning Commission and has adopted the proposed amendments (Ordinance No. 193). He noted that the amendments are scheduled to become effective June 25, 2014.

Chairperson Lauderdale stated that the Zoning Ordinance will be recopied and distributed to Board members in its entirety.

2. Recreation Plan

Fry stated that the stakeholder meeting held by GLAT on May 27, 2014 was well attended. He noted that the preliminary trail routes presented received support and that there was positive reaction to the use of common/public easements for off-road routes rather than private property. Fry advised that the next meeting of GLAT is scheduled for July 15, 2014.

Scott stated that the by-laws for the newly established Parks Commission are currently under construction.

3. Accessory Uses or Buildings/Structures

Chairperson Lauderdale referenced correspondence received from Township Attorney Rolfe and the Tentative Text of Proposed Amendments Pertaining to Guest Houses and Accessory Uses/Buildings/Structures provided for Board discussion. Harvey noted that the tentative text reflects revisions made as a result of Attorney Rolfe's review and their subsequent meeting to discuss same.

Harvey provided a review of the tentative text, noting that the substance of the revised provisions is unchanged. She highlighted additional modifications proposed for consistency/clean-up, including a proposed amendment to the definition of 'lot line, front'.

The Planning Commission then considered the proposed tentative text. There was Board consensus regarding the proposed text, with the following modifications:

: 18.4 A. 5. b. (1) - revise so as to permit a guest house **either** on a lot with an existing occupied single family dwelling **or** on a lot contiguous to the same lot as the principal use (existing occupied single family dwelling)

: 18.4 A. 5. b. (4) (b) - revise for clarity (such as 'have more than one bathroom or more than a total of three rooms. All rooms shall be contiguous.')

: 18.4 A. F. - change 'Fall out shelters' to 'Storm shelters' in the last sentence.

It was requested that Harvey provide the Board's review comments to Attorney Rolfe. The requested revisions were then scheduled for Board consideration at the July 28 meeting.

4. GAAMPS

Chairperson Lauderdale referenced the memorandum received from Attorney Rolfe dated May 8, 2014 regarding (1) Addressing implications of April 2014 Right to Farm Act 'GAAMPS for Site Selection and Odor Control for New and Expanding Livestock Facilities'; and (2) Addressing implications of March 2014 Right to Farm Act 'GAAMPS for Farm Markets'. He requested that Board discussion focus on reaching consensus on the 'decision points' set forth on pages 6 and 9-11 of the Memorandum.

Snyder expressed concern with several of the opinions set forth in the Memorandum. She provided background on the Right to Farm Act and how it interacts with the role of zoning. Snyder distributed informational handouts that have been prepared on the subject. She stated that there is a new and rising

interest in agriculture at the ‘local level’ and that she was shocked at some of the positions stated by the Township Attorney.

Referencing the Memorandum, lengthy Board discussion ensued regarding the proposed changes in the GAAMPS and the related impacts to the Township; the Township Attorney’s interpretation of those changes; and, the meaning of the recommendations set forth by Attorney Rolfe.

The Board concluded on the recommendations as follows:

Recommendation No. 1 – (pg 6)

Decision Point 1: The Planning Commission **accepts** the recommendation.

Decision Point 2: The Planning Commission prefers to **allow** agricultural uses in a Rural Residential type zone.

Decision Point 3: The Planning Commission prefers to **not allow** agricultural uses in any other Residential type zone.

Decision Point 4: The Planning Commission prefers to **allow** the keeping of farm animals in a Rural Residential type zone.

Decision Point 5: The Planning Commission **does not prefer** to only allow such use in a limited non-commercial context accessory to a single family dwelling.

Decision Point 6: The Planning Commission prefers to **not allow** the keeping of farm animals in any other type of Residential zone.

Decision Point 7: n/a

Decision Point 8: The Planning Commission prefers to **allow** a horse boarding/riding stable operation in any Agricultural zone as a **special land use**.

Decision Point 9: The Planning Commission prefers to **allow** a horse boarding/riding stable operation in a Rural Residential zone as a **special land use**.

Recommendation No. 1 – (pg 9-11)

There was Board consensus in support of defining the term ‘roadside stand’ in the Zoning Ordinance. It was then determined that the remaining ‘recommendations’ and ‘decision points’ set forth in the Memorandum would be considered at the July meeting.

REPORT FROM TOWNSHIP BOARD

Scott advised that the Township Board continues to work through the appointment process for the vacated position of Township Supervisor.

REPORT FROM ZONING BOARD OF APPEALS

Chairperson Lauderdale stated that the Zoning Board of Appeals did not meet in June.

MEMBERS, CONSULTANTS, ADVISORS

Price and Scott stated that it was a good meeting and that very good discussion was held regarding the agenda items.

ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 8:48 p.m.

Respectfully Submitted,

Rebecca Harvey, AICP, PCP
Township Planning Consultant