

**ROSS TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
April 28, 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  
                  Greg Pierce  
                  Jon Scott  
                  Sherri Snyder

Absent:         Jeff Price

Also present:     Bert Gale, AGS – Township Zoning Administrator  
                      Troy Feltman, 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 **March 24, 2014** Planning Commission meeting minutes. Blain moved to approve the minutes as presented. Pierce seconded the motion. The motion carried unanimously.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

No public comment on non-agenda items was offered.

## NEW BUSINESS

1. 2013 Planning Commission Annual Report  
2014 Planning Commission Work Plan

The Board accepted the 2013 Annual Report and 2014 Work Plan (as revised per the March 24, 2014 Board discussion) and approved the submission of same to the Township Board.

## UNFINISHED BUSINESS

1. Recreation Plan

Scott stated that the Township Board recently approved the formation of a Parks Committee. He noted that he will serve as the Chair of the Committee and that the Township is moving forward with the appointment of Committee members.

Scott further noted that the next meeting of GLAT is scheduled for the following morning and that they are beginning to look for volunteers to help move the program forward. He added that he will begin working with Kristie (Richland Township) in learning how to prepare grant applications to the State (for the physical development of bike paths) and local foundations (organizational elements).

In response to Board questions, Scott explained that it is envisioned that the Parks Committee will begin to take on parks-related issues within the next year . . . and then move into a formal 'parks board' organization.

Pierce questioned the availability of NCT funding opportunities. Scott noted that the North Country Trail has not been the focus of GLAT, but that the Plan does recognize the opportunities for connection and route extensions within the Township.

Feltman stated that Delhi Township has been very successful in grant writing and recreation planning and would serve as a good resource for the Township.

2. Zoning Ordinance Reorganization

The Board proceeded with a review of the final draft of the proposed Zoning Ordinance amendments. It was noted that the draft text had been revised pursuant to the Board's review discussion in March.

The Board noted acceptance of the proposed 'Introduction/User Guide', the revised 'wind energy systems' text, and Section 17: waterfront-related provisions. It was further noted that a public hearing on the proposed Ordinance

amendments is scheduled for the May 19, 2014 meeting. Chairperson Lauderdale stated that he would advise Attorney Rolfe of the Board's acceptance of the proposed text and confirm noticing for the public hearing.

### 3. Accessory Uses or Buildings/Structures

Chairperson Lauderdale referenced proposed text (Draft #2) provided by Harvey. Harvey provided a review of the draft provisions.

Board discussion ensued wherein it was noted that the draft text provides for the regulation of accessory buildings/structures consistent with the Board's discussion/direction in March. It was determined that the draft text would be revised to reflect the new numbering system advanced in the Reorganized/Reformatted Zoning Ordinance and submitted for final Board review in May.

### 4. Guest Houses

Chairperson Lauderdale referenced the Board's discussion in March wherein it was determined that a provision for 'guest houses' in the Zoning Ordinance was desired. Harvey referenced sample text provided for Board review.

Lengthy Board discussion ensued. The following was noted: 'guest houses' should be defined; a 'guest house' should be required to be on a site with a principal building; all dimensional standards (ie. setbacks, etc.) should apply to a 'guest house'; and, 'guest houses' should be a special land use within the residential district.

Harvey was directed to revise the draft text pursuant to Board discussion for review in May.

## REPORT FROM TOWNSHIP BOARD

Scott advised that Supervisor Bither's resignation will be effective June, 2014. He noted that the Township Board is in the process of addressing an appointment for the position.

He added that roads remain a primary concern for the Township as they continue to discuss matters of roadway quality and funding.

## REPORT FROM ZONING BOARD OF APPEALS

Chairperson Lauderdale stated that the Zoning Board of Appeals did not meet in April but that the May 7, 2014 meeting will be held to consider a variance request for the expansion of a nonconforming building.

## MEMBERS, CONSULTANTS, ADVISORS

Scott referenced the new sign for the Y-Center. Gale provided an update on the status of the sign.

Chairperson Lauderdale stated that a notice had been received from Comstock Township regarding a proposed amendment to their Master Plan. He also provided an update on the status of the request by Gull Lake Ministries (GLM) for a proposed temporary structure. He referenced the April 22, 2014 memo from Attorney Rolfe.

Gale and Feltman raised questions regarding the application of the Zoning Ordinance provisions applicable to 'zoning lots'.

## ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 8:31 p.m.

Respectfully Submitted,

Rebecca Harvey, AICP, PCP  
Township Planning Consultant