

**Ross Township Planning
Commission Meeting**

**January 24, 2022 6:00 – 8:00 PM
Ross Township Hall**

Agenda

1. Call Meeting to Order; Pledge	Jim Lauderdale	6:00-6:02
2. Roll Call of Members	Jim Lauderdale	6:02-6:04
3. Approve Agenda	Members.	6:04-:06
4. Approve Minutes of Prior Meeting November 22, 2021	Members.	6:06-6:10
5. New Business	<p>1) Public Hearing. Request (1975 Idlewild, R-1) for Special Exception Use and Site Plan Review for a guest house incorporated into an existing residential accessory building (garage) in accordance with ZO Section 18.4.(5)b and 18.4(A) (5)b.</p> <p>2) Public Hearing. Request (5957 N. 37th St., R-1) for Special Exception Use for a solar array in the front yard in accordance with ZO Sections 18.4 (D and C).</p> <p>3) Public Hearing. Ross Township updated Master Plan.</p> <p>4) PC Budget 2022-2023</p>	6:10-7:10
6. Unfinished Business	<p>1) Master Plan. Section VI, Goals & Objectives 1-10. Draft ZO text for: #1. Medical marihuana. Harvey to further refine the draft text, obtain legal review, and finalize the draft text; #2. Condominium standards (Thall & Harvey to draft); #3. Development agreements ((Thall & Harvey to draft in the context of Condominium Standards)</p> <p>2) Master Plan, Section VIII, Plans, Policies and Ordinances. Address the "fence" definition as related to sight lines. <i>Planning Commission members awaiting the outcome of the litigation associated with this issue. Retained on the Work Plan.</i></p>	7:10-7:35
7. Report: Township Board	Board representative-Mike Bekes	7:35-7:40
8. Report: ZBA	<p>ZBA met December 1 and Special 14, 2021 to address the Application for Variance by The Bluffs at Gull Lake LLC to reverse the Zoning Administrator's decision to not issue the site plan compliance permit. ZBA decision was to require site plan compliance with IFC 503.1.1 for an access road to be within 150 feet of all portions of the exterior walls of the first story of each building and the ZA to issue the zoning permit.</p> <p>ZBA met January 12, 2022. 1) request denied based on findings of Section 23.8.A. 2 through 6 for Section 17.3 Waterway setback requirement of 38' 11" from 50' for a deck (213 S Gull Lake Dr., R-1),</p>	7:40-7:45

	2) request approved based on findings of Section 23.8.A. 1, 3, and 6 for Article 15 street side setback requirement from 40' to 35' for a new home and garage (1681 Idelwild Dr, R-1), and 3)) request approved based on findings of Section 23.8.A. 1, 3, and 6 for Section 22.9 A.2.b and B street side setback (20' to 5') and Lot coverage (36.0%-existing residence is 70%-proposed residence will be 65.0%) for a new residence on a non-conforming lake lot (1612 Burlington Dr., R-1).	
9. Public Comment	Public	7:45-7:55
10. Members, Consultants, Advisers		7:55-8:00
11. Adjourn	Members	8:00
<p>Additional Information: <u>All public comments shall be directed to the chairperson and shall be limited to 3 minutes per individual.</u> Each member of the Commission and the audience shall conduct himself or herself in such a manner as to respect the point of view of other persons and encourage appropriate discourse on the matters coming before the Commission.</p>		
<p><u>COMMISSIONERS:</u> Please notify the Township office by 4:30 P.M. on the day of the meeting if you are unable to attend this meeting. If there is no quorum we will cancel the meeting before everyone gets here. Thank you! Ross Township: 12086 M-89, Richland, MI 49083; (269) 731-4888</p>		