

Cohoctah Township, Livingston County **Planning Commission Meeting Minutes**

March 5, 2015

The regular meeting of the Cohoctah Township Planning Commission was called to order at 8:02 pm at the Township Hall, 10518 Antcliff Rd, Fowlerville. Members present: Beach, Blainey, Charette, Touhey, Twp rep Buckner; Twp attorney Kehoe; ZA Thomas; 7 citizens.

Approval of Agenda – Motion by Charette, support by Buckner to accept agenda as presented. Motion carried.

Approval of Minutes – Motion by Blainey, support by Touhey to approve February, 2015 minutes with the following correction: Add Zoning Administrator Todd Thomas in attendance. Motion carried.

Public Hearing Amendment 78 – Article III General Provisions, Article XVI Supplemental Regulations – Motion by Charette support by Buckner to open the Public Hearing at 8:05. Motion carried. Chair Beach read the amendment for the public, and explained its purpose, and opened the floor for comment.

Jan Rosan- Asked about the “private road” verbage. Kehoe responded that a private road must be built to county specifications. There were no other questions or comments. Motion by Charette, support by Touhey to close the Public Hearing at 8:10. Motion carried. Motion by Charette, support by Buckner to recommend approval of Amendment 78 to the Township Board and refer it to County Planning for comment. Motion carried.

Public Hearing Amendment 79 – Article XIII, Special Uses, new section 13.26 “Outdoor commercial recreation”. Motion by Touhey, support by Blainey to open the Public Hearing at 8:12. Motion carried. The Chair opened the floor for comments.

Jan Rosan for Bob Near – Current zoning says paved road, being changed, wanted to know why. Answer: Outdoor recreation often takes place in rural areas, pavement should not be a requirement. Also, this is a new ordinance so there is no paved road requirement. Paving was in the initial draft but removed because of the rural nature and limited paved roads in the Township
In reference to D. # 10, debris at campsite, specific number of clean ups should be stated.

Who authorizes and monitors permanent campers/mobile homes? Answer: Facility Management.

Questioned the length of time a tent may occupy a campsite.

Expressed concern about tree cutting for clearing campsites.

Referencing C. #5, Buffering requirements, specifics for a fence should be listed.

Expressed concern about permanent residents and residences at campsites.

Who would maintain the roads if traffic is increased? Answer: Appropriate entity.

Bob Near for himself – Asked for a reread on the rewording for item G, private residence.

Jan Rosan - Question pertaining to the number of access roads allowed.

The new rules are for expansion of existing Outdoor Commercial Recreation, and for new Outdoor Commercial Recreation requests.

Jan Rosan asked if the Planning Commission could address C. 5. Fencing. "at least four feet high" will be added.

Robert Lewis, Nazarene Campground Representative – Upon reviewing the site map he feels this only affects the Nazarene Campground. Kehoe explained that this amendment was being proposed to complement the new zoning category and to also provide for regulations for Outdoor commercial recreation uses as there are currently none.

Item D. #1, would that be upon request? Answer: yes for existing, required for a new.

Item D. #7, who would decide? Answer: Zoning Administrator.

Kehoe again pointed out that this amendment is for Commercial outdoor recreation.

Item D. #8, what does screening mean? Answer: Green belting, fencing, keep from view.

Item D. #11, example please. Answer: If a campground has a store, if the campground closed, the store would have to also.

Item D. # 12, example please. Answer: If there was a store at a campground, it could only serve campers, not the general public.

Mr. Lewis wanted to know if their High Ropes programming was considered commercial. Answer: No, it is an on-site use.

Item D. #13, requested clarification. Answer: Kehoe responded that the idea was to make sure at least 35% of the property was not covered.

Item D. #18 In the case of camping facilities, some are redundancies of State regulations. Duly noted.

Mr. Lewis was concerned about the number of permanent residence (Item 18. F) due to the fact that if the campground grows, they might need more than one full time on site resident. Kehoe will reword to it to say "No permanent residence shall be allowed in a campground unless it is occupied by the owner, manager or an employee."

Item 18 in the case of camping facilities, "Each site shall have a picnic table and a designated place for fires", will be changed to read "Each site shall have a designated place for fires."

Mr. Lewis inquired about Item 18. D., permanent storage. Kehoe answered that "D" does not address the Nazarene's current operation.

Mr. Lewis commented that if a fence is required the 80 ft. setback should be decreased. Zoning Administrator answered that Sec. 16.29 of the Zoning Ordinance addresses this issue.

Aaron Currie – Inquired as to how the 600 ft setback was determined? It was obtained from a sample ordinance. There being no further comments, motion by Buckner, second by Touhey to close Public Hearing at 9:20. Motion carried.

Chairman Beach suggested that the 1500 sq. ft. requirement be reduced to 1200 sq. ft. (18. A) as is the State regulation. He also suggested to take out the maximum density of 15 sites per acre requirement.

These two suggestions were agreed upon by the Planning Commission and will be incorporated.

Motion by Buckner, support by Blainey to incorporate the changes as a result of the public hearing as follows:

C. 5 Perimeter fence shall be at least 4 feet high.

18. A. Minimum campsite area of 1200 square feet.

18. F. delete completely and re-letter the subsequent paragraphs.

New 18. F to read "No permanent residence shall be allowed in a campground unless it is occupied by the owner, manager or any employee."

New 18. H to read "Each campsite shall have a designated place for fires."

and to recommend approval to the Township Board and send it to County Planning for comment.

Motion carried.

First Call to the Public – Rob Lewis inquired as to when letters are sent out to the property owners concerning amendments.

Matters Pertaining to the General Citizenry – none

Unfinished Business-none

New Business –

A. Election of officers. Buckner called for nominations for Planning Commission Chair. Motion by Charette, support by Blainey to nominate Robert Beach as Chair. There were no other nominations and the nominations were closed. Beach was elected as Chairman. Beach called for nominations for Vice Chair. Motion by Buckner, support by Blainey to nominate Charette as Vice Chair. There were no other nominations and the nominations were closed. Charette was elected as Vice Chair. Beach called for nominations for Secretary. Motion by Charette, support by Touhey to nominate Blainey as Secretary. There were no other nominations and the nominations were closed. Blainey was elected as Secretary.

Second Call to the Public – no comments

Adjournment - Motion by Charette, supported by Blainey to adjourn meeting at 9:40 pm. Motion carried.

Next Meeting Date – April 2, 2015.

Respectfully submitted by

Darlene Blainey, Secretary

Prepared by

Brenda Meek, Township Clerk