

PC Minutes March 2013

Present: Haubenstricker, Scherzer, Grueber, Frahm, Zoning Administrator Friend. Reid absent.

Minutes from previous meeting were approved as submitted.

No public comment.

Tom Wanless appeared before the PC regarding limitations the Frankenmuth Conservation Club had on signs. The CC would like to be able to list some of their events to attract more people. He was advised that a temporary sign used frequently, as suggested by some members, was not permitted. Similarly, electronic signs are not permitted in the township. After review of chapter 5 it was the consensus of the PC that they would be allowed to update or replace their current sign as long as it did not become more non-conforming. This would allow for a message board along with the CC identification. The zoning administrator can work with the CC to review any proposals.

Discussion of property split for Cheryl Rapson, address 11790 E. Tuscola. This property is within the ULL and would ultimately annex to the city if water or sewer is requested. The city has reviewed and agreed with the proposed split as fitting with their "estate" zoning. Request is to split off approximately 5 acres with the house and all road frontage, including a 60 wide area that would provide an easement for access to farmland and greenbelt that would otherwise lack road access. Typical splits are restricted to 3 acres, except for when this would create unusable parcels. In this case 3 acres would result in a 2 acre landlocked parcel near the river. Applicant was cautioned that the 60' easement, which includes the driveway to the existing house, might not give sufficient access for some future uses of the remaining parcel.

It was moved, supported, and approved that the planning commission finds that the land split is allowable with the proposed 5 acres, to avoid creating an inaccessible 2 acre parcel between the property and the river.

Kimberley Zehnder inquired about requirements for a daycare facility at 12355 E. Curtiss (former Boysville property.) The zoning does allow for daycare as a special use in the A2 property class. Zoning administrator Friend has visited the property and verified that the conditions required for a special use Day Nursery can be met. PC noted that the property owner's name should be included in the special use permit application. Zoning administrator will assist in the application process, Mrs. Zehnder has requested the special use hearing to be held at the April PC meeting. Also noted that the proposed special use is more in line with the zoning than previous group home usage.

The PC authorized the zoning administrator to research and develop a special use request form that could be placed on the township website. This will provide additional documentation for the Special Use approvals and any conditions.

Mark Warnick (not present) has inquired about a "solar energy structure" of unspecified size and construction to power several houses. The PC finds that there is no specific mention of zoning

requirements for solar energy structures, therefore it is not considered a "use by right" or "special use". After discussion it was determined that a solar structure to supply power to a house on a parcel could be considered an accessory use, and would be permitted. However supplying several houses or selling power would be a commercial activity, and would not be permitted. Noted that this is in line with draft Wind Energy ordinance that permits on-site generation for personal use and resale to the power company, but not commercial use directly supplying other properties. Zoning Administrator Friend to advise Mr. Warnick of requirements.

Chairman Haubenstricker advised that he has discussed the previous EDC request for rezoning the back part of their property. At this time the city has decided not to seek rezoning. No action required.

The PC has reviewed the wind energy ordinance, and recommends adding Reid suggested changes to the current final draft be sent to the township attorney for review. Frahm to seek board approval to send to attorney.

Respectfully submitted,
Jeff Frahm, amateur secretary.