

**MINUTES OF THE FRANKENMUTH TOWNSHIP
PLANNING COMMISSION
June 11, 2013**

The Regular Meeting of the Frankenmuth Township Planning Commission was held on Tuesday, June 11, 2013, at 8:00 P.M., at 240 West Genesee Street, Frankenmuth, Michigan.

Present: Haubenstricker, Frahm, Scherzer, Reid, and Friend, Zoning Administrator

Absent: Grueber

Chairman Haubenstricker called the meeting to order at 8:00 P.M., and asked for review and approval of the minutes for May 14, 2013, which were approved as presented.

Chairman Haubenstricker called for public comment and noted that there was none.

Chairman Haubenstricker opened the public hearing on the application for a special use permit by Karina Canfield to operate a day kennel for dogs at 4520 S Gera Rd.

Ms. Canfield repeated her statements from the May 14th meeting and added more information: the razing of the current building and the construction of a new 1000 sq ft building with two outside fences. The housing would accommodate 8 dog size animals plus double housing for pets which are from the same owners. Overnight stays could occur but would not be promoted.

Those who had been notified of the hearing were either not present or did not comment; Chairman Haubenstricker noted that he had received no calls or letters concerning the hearing. The Commission reviewed section 2213 of the Township Zoning Ordinance for guidance.

The Commission reviewed the standards for the issuance of the special use permit and thereafter moved, supported and unanimously:

Resolved, that a special use permit be granted to Karina Canfield to operate a day kennel for dogs at 4520 S Gera Rd, subject to annual renewal upon the following conditions: 1) a letter requesting a renewal within 45 days of the time for renewal which would include a recital of continued use as originally represented and explaining any changes in operation; 2) compliance with applicable state and local laws, regulations and ordinances; 3) maintenance of at least two off-street parking spaces and a sign of not larger than 2 sq ft. Finally, the payment of a \$200 fee to the township.

Chairman Haubenstricker called on Dale Pollet who asked for guidance on the construction of a garage for the residents of 7425 Greenleaf. The garage would be located in front of the residence which was contrary to the terms of the zoning ordinance.

Mr. Pollet and the commission discussed the building site and the character of the residential lot, noting that the lot was heavily wooded, and a septic system limited access to the rear of the house. The proposed garage would be located at the terminus of a section of the driveway where a car was ordinarily parked.

It was moved, supported and unanimously:

Resolved, that the Frankenmuth Township Planning Commission recommend to the Township Zoning Board of Appeals granting of a variance for the construction of a garage at the proposed site in front of the residence at 7425 Greenleaf based the site conditions set out above.

Chairman Haubenstricker stated that he had attended a joint preliminary planning conference with the City of Frankenmuth regarding a development of 2.98 acres in the southeast corner of the Kingsbrook development. The developer was not interested in a 6 acre or more expansion because of extra street, etc. costs. The expansion is adjacent to the current development.

After further discussion, the Commission voted to hold a joint planning commission with the City on June 25, 2013, at 7:30 pm EDS in the city council chambers. This meeting is not a public hearing.

Chairman Haubenstricker stated that he had not received a response from the Supervisor about the referral of the proposed windmill ordinance; the matter would remain on the agenda for the next meeting.

Chairman Haubenstricker asked for comment on the matter of commission bylaws.

The commission will review the MTA model bylaws; Secretary Reid will edit and report at the next meeting.

Chairman Haubenstricker asked for comment on the Medical Marijuana matter.

The commission discussed past and recent court decisions and the likelihood that the legislature will be amending the state statute. The moratorium enacted by the township board was confirmed.

The next regular meeting would be July 9, 2013 at 8pm.

Respectfully submitted,
Frankenmuth Township Planning Commission
Robert J. Reid, Secretary