

**ALLEGAN TOWNSHIP
PLANNING COMMISSION MINUTES
JANUARY 11, 2016, 7:30 P.M.**

- I. Call To Order
 - A. Karl Spreitzer called the meeting to order at 7:30 P.M.
 - B. Those present were Mike Buese, Keith Behm, Karl Spreitzer, Jim Connell, Laree Waanders, Ted Heckman, and Marty Ruitter. Also present were Supervisor Steve Schulz, Clerk Linda Evans and Tammy Schafer and Wayne Walker.

- II. Swearing in Members – Mike Buese, Keith Behm, & Laree Waanders
 - A. Clerk Evans swear in Buese, Behm and Waanders for a 3 year term,

- III. Election of Officers
 - A. Buese nominated Jim Connell for the position of Chairman and Behm agreed and asked for the nominations to be closed. Jim Connell is the new Chairman.
 - B. Buese nominated Laree Waanders for the position of Vice Chairman with Behm supporting. Spreitzer moved to close the nomination. Waanders is the new Vice Chairman which passed with aye vote.
 - C. Connie Rushmore will remain the Secretary of the Planning Commission.

- IV. Approve Minutes from the October 14, 2015 Work Session and the November 9, 2015 regular meeting, November 16, 2015 special meeting and joint meeting with the City and December 14, 2015 special meeting.
 - A. Spreitzer/Behm made the motion to approve the minutes of October 14, 2015 which passed with aye vote.
 - B. Spreitzer/Buese made the motion to approve the minutes of the November 9, 2015 meeting which passed with aye vote.
 - C. Spreitzer/Heckman made the motion to approve the minutes of November 16, 2016 which passed with aye vote.
 - D. Spreitzer/Waanders made motion to approve the minutes of November 16, 2015 with the City of Allegan, which passed with an aye vote.
 - E. In the December 14, 2015 minutes Spreitzer asked to have Article 2 in Section II be removed. Spreitzer/Behm made motion to approve the minutes as amended which passed with aye vote.

- V. Tammy Schafer & Wayne Walker – Blight Ordinance ticket
 - A. Supervisor Schulz stated that last January, February or March that Tammy was sent a letter from the Township to clean up around her property. Schulz had talked with Wayne Walker and Wayne said some things had happened in the family, but Schulz said that quite a bit of time has passed and more stuff has arrived, so Tammy was sent a ticket. Schulz stated that they had cleaned up a little in the front of the property and if they would comply Schulz would call the Judge and see if they could have it removed.
 - B. Connell asked “What does the Compliance Ticket ask for?” Schulz said the Compliance Ticket is for blight so that the property values of the neighborhood

would be protected and also Studman's have lots of stuff around their place and they will be getting a letter from the Township.

- C. Connell stated that the Planning Commissions job is to make sure the zoning ordinance book is followed. Need Major Special Use Permit in Agricultural zoning to run a business.
- D. Spreitzer suggested that Walker know what is in our new zoning book and give Wayne till the zoning book is approved. Schulz stated he has been working on this for quite a while and there is some cleanup in the front.
- E. Schafer had a copy of the ticket with current court date of January 4, 2016 and the cost if \$175.00 – Schulz stated that this was not the right amount and that he hadn't heard about a court date yet. So Schulz is going to check into that.
- F. Waanders asked if there ever was a Special Use Permit applied for with Walker stating he works out of his truck. Connell said if he continues to run business Walker needs to apply for a Special Use Permit. Connell hopes they will continue to make progress.
- G. Connell read the Major Special Use Permit from the new zoning ordinance draft to Schafer and Walker so they will know what is expected.
- H. Waanders stated right now the only thing looking at is the Blight Ticket – need to check out the property to make sure the place is cleaned up. They should be given a copy of the Special Use Requirements so they know what the Special Use contains.
- I. Behm asked if there is an understanding of what needs to go and what doesn't with Schulz stating the neighbors are on his back to get the place cleaned up. Just a lot of stuff outside buildings.
- J. Connell stated that the only things Schafer and Walker can do is to work hard to clean up the property – the Planning Commission doesn't want to have Walker lose his business. But the Planning Commission wants to see zoning approved at the Township meeting in March. Waanders stated if the ground is frozen they should be able to get a lot of stuff moved out.
- K. Connell stated the next meeting is the 2nd Monday in March we need a report and may be in a position to have Walker/Schafer apply then for a Major Special Use Permit. But the Planning Commission needs to see that there is significant clean up.
- L. Spreitzer said any progress from this time forward has to be significant. It will need to be totally cleaned up and the fence up.
- M. Waanders stated if the ticket is sitting out there can it stay there and not be removed with Schulz saying he would check on it.
- N. Buese asked if the Gun Lake Casino Tarp could be flip flopped so the ad for the casino doesn't show.
- O. Spreitzer/Behm made a motion that in this case, if Schafer/Walker would in the next 60 days make significant cleanup progress and this is documented by the Township Zoning Ordinance Enforcer, Steve Schulz, with pictures. We are not enforcing the ticket at this present time. Review of progress to be made at the regular Planning Commission meeting on March 14, 2016. Motion carried with aye vote.

- VI. 2015 Annual Report
 - A. Spreitzer/Heckman made motion to approve the report with the addition to November Mr. Mike Kenney inquired about travel trailers on lake property for 30 days and December: Additions and Corrections to the new Zoning Ordinance Draft. Which passed with aye vote.

- VII. Continuation of Discussion on Master Plan
 - A. Connell stated he had gotten a letter on December 9 notifying the Township that the City had passed their portion of the Master Plan. Connell had printed off Chapter 6 – pages 34-56. Connell also stated “We have not been able to discuss this with Andy Moore and so he would like to table the Master Plan until such a time the Planning Commission can work on this with Andy Moore.” Behm/Heckman made motion to table the Master Plan which passed with aye vote.

- VIII. Big Red Wrecker
 - A. Supervisor Schulz reported that the wrecker company has 6 or 7 vehicles outside and a trailer with much stuff on it. Schulz talked with Mr. Pratt and he stated he had injured his knee and couldn’t get the fence up.
 - B. Heckman stated “that it has never looked like they stated since they were given rezoning.”
 - C. Heckman/Waanders made motion to send a certified letter with a copy of the minutes of September 14, 2015 describing the conditions implicable to rezoning to be complied with by the March 14, 2016 Planning Commission meeting. If significant progress is not made by the March 14, 2016 meeting the Planning Commission may consider revoking their rezoning. Which passed with aye vote.

- IX. Discussion on Zoning Ordinance Book
 - A. Schulz stated that in Article 4 – AG – in Section 300.404 #4a – he would like the minimum area of 2 acres removed as it has always been a minimum of 150 feet wide and 300 feet deep. That was agreed upon by the Planning Commission members.
 - B. Also Article 6 – R2 Low Density Residential – Schulz would like to see temporary road stand for garden produce under Permitted by Right
 - C. Article 12 – LR - 300-1204 #3 & 4- some discussion about the minimum lot width and lot area but was decided to leave as is.

- X. Adjourn
 - A. Spreitzer/Heckman made motion to adjourn with meeting closing at 9:30 P.M.