

**ALLEGAN TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 11, 2017
7:30 P.M.**

- I. Call to Order
 - A. Chair Heckman call the meeting to order at 7:30 PM.
 - B. Members present were Jeremy Dutkiewicz, Marty Ruiter, Jim Connell, Ted Heckman, Keith Behm, and Chad Kruthoff. Mike Buese was absent.

- II. Approve Minutes from the June 26, 2017 and July 10, 2017 and August 28, 2017.
 - A. Behm asked about # 5 in the June minutes, was it pertaining to the ordinance. Secretary Rushmore stated it was pertaining to the ordinance. So the correction was made in the wording to junk yard and dump ordinance.

 - B. Connell made the motion to approve the minutes of June 26, 2017 Second by Heckman. Motion passed with aye vote.
 - C. Connell made the motion to approve the minutes of July 10, 2017. Second by Dutkiewicz. Motion passed with aye vote.
 - D. Behm made the motion to approve the minutes of August 28, 2017. Second by Ruiter. Motion passed with aye vote.

- III. Old Business
 - A. The Township Board approved the re-zoning for Mark Oisten and Midwest V. LLC for the Goodwin property.
 - B. Email from Andy Moore, Williams & Works, with information on the stand alone ordinance.

- IV. New Business
 - A. Discuss amending self-storage in the zoning ordinance book to have it stay in Industrial but add to C1 and/or C2.
 - a. Connell read from the zoning ordinance book for C1 neighborhood business. C2 is general business.
 - b. Much discussion followed.
 - c. Connell would like to see mini warehouses and self-storage buildings should go in C1 in the Special Land Uses and Uses Permitted by Right in C2 and take it out of Industrial.
 - d. Heckman stated he thought it is dangerous to have mini warehouses and self-storage in Industrial just floating around.
 - e. Connell made the motion to put mini warehouses and self-storage as Special Land Use in C1 and Uses Permitted by Right in C2 and strike it from Industrial Uses Permitted by Right. Second by Behm. Motion passed following roll call.

- B. When the Township Board approves the amendment of self-storage to add it to C1 and/or C2 the Planning Commission should talk with Mark Oisten, and have him come in to change the zoning to Commercial with no charge to Mark.
 - a. Heckman stated that when the mini warehouses and self-storage ordinances have been changed they will discuss changing the zoning to Commercial for Mark Oisten.

- C. Residential Rental Registration Ordinance – Page 9 – Section VIII – A. Remove the second sentence and replace with inspections will be done every 3 years.
 - a. The Planning Commission agreed to remove the second sentence and replace with inspections will be done every 3 years.
 - b. Also to notify Andy Moore of these corrections to the stand alone ordinance for residential rentals
 - c. Dutkiewicz asked about the 3rd sentence if that needed to be worded differently. Will talk with Steve.

- D. Township Board adopted a fire code – Do need to adopt restrictions that fire code dictates for fire lanes which would affect setback requirements.
 - a. Connell stated would like to defer requirements to fire code and put a line in general area. Basis says current fire code would supersede set- backs.
 - b. It was stated that should be the building inspector and architecture to know the fire codes and setbacks for commercial, industrial and agricultural buildings.
 - c. Kruithoff stated most building have sprinklers.
 - d. Behm asked if the Township Board had adopted a fire code. Connell and Heckman stated they had and it is the same as the City except in the Township the burning is allowed.
 - e. The Board would like Supervisor Schulz to get in touch with Andy Moore to tie in the fire code to our zoning ordinance. Is it covered in the Building Code. The Board does not want to allow conflicting things.

- V. Adjourn
 - A. Motion made to adjourn with the meeting closing at 8:30 pm.