

**ALLEGAN TOWNSHIP
PLANNING COMMISSION MINUTES
MARCH 13, 2017**

- I. Call to Order
 - A. Vice Chair Behm called the meeting to order at 7:30 pm.
 - B. Those present were Keith Behm, Al Lemaire, Jim Connell, Ted Heckman, Marty Ruitter, Chad Kruithoff, and Jeremy Dutkiewicz. Also present was Supervisor Steve Schulz.

- II. Election of a Chairman
 - A. Chair Waanders resigned to take a position as Deputy Treasurer.
 - B. Vice Chair Behm opened the floor for nominations for Chairman.
 - C. Connell made motion for Ted Heckman for Chairman of the Planning Commission seconded by Lemaire which passed with aye vote.
 - D. Vice Chair Behm moved the nominations be closed, seconded by Connell, which passed with aye vote.

- III. Approve Minutes of January 9, 2017
 - A. Chair Heckman took control of the meeting. Heckman asked if there were any questions or changes to the January minutes. Lemaire made the motion to approve the minutes, seconded by Behm motion passed with aye vote.

- IV. Old Business
 - A. Marihuana (information from the Township Attorney)
 - 1. Some discussion on the changes the Township Attorney thought necessary to keep up with the laws.
 - 2. Schulz had received a letter from Williams & Works to do the Township Stand Alone Ordinances. He had met with Andy from Williams & Works and Andy would like to get all the stand alone ordinances together and work with the Planning Commission and then have a public hearing on all the ordinances
 - 3. Connell feels that it would be good to go back just like we did with zoning ordinances and Andy make recommendations and then meet with Planning Commission. Where we have fences in ordinance and if stand alone for fence doesn't fit then it becomes part of stand-alone ordinances.
 - 4. Heckman stated that some of the members had gone to a seminar and they learned there were going to be some changes and so our current marihuana ordinance needed to have changes made which were given to the Planning Commission from our Attorney so the ordinance didn't conflict with the State Law.
 - 5. Connell asked "where does the cost of Williams & Works come out of in the budget?" Connell stated there was only \$3,000 set in the budget. Supervisor Schulz stated the Township Board would have to amend. It was the consent of all Planning Commission Members to have Williams & Works do the stand alone ordinances.

- B. Fence Ordinance (Suggested changes from Supervisor)
1. Supervisor Schulz stated he had talked with Andy about the fence in the contract.
 2. Lemaire asked “was it a resident in question about the fence or what prompted this. Schulz stated that the very bottom paragraph #6 seemed to be redundant to paragraph #1. Schulz also stated he has seen a 6 foot fence built to edge and it doesn’t look nice and hard for neighbor to see.
 3. Lemaire he would encourage a fence built for security reason and to build just for aesthetics just doesn’t seem right. Do we just take what Andy says? Behm stated Andy is a low key guy and he gives options and also what other places might be doing. Andy does not decide – he does what the Planning Commission wants to go with.
 4. Connell stated there is a stand-alone fence ordinance and then put in new zoning book. Read #2 and #3 – review and be prepared.

V. New Business

- A. Residential Rental Ordinance (If any other suggestions as you read through)
1. Secretary Rushmore stated there needed to be a change on Page 9. It should read the one time registration fee shall be \$32.00 per dwelling unit. Inspections will be made every 3 years.
 2. Supervisor Schulz stated that he feels that 10 years for inspection on new rental homes isn’t long enough and thinks 15 years would be better.
 3. Kruihoff stated as a landlord it would be easier for inspection if not rented. Inconvenient for the tenants. It would be nice to inspect when the tenant moves out.
 4. Connell stated that when the rental ordinance was made the 10 years seemed right as there would be lots of wear and tear on the home.
 5. Ruitter stated he feels the 10 years is long enough to wait for the inspection.
 6. Heckman asked if there were any other issues – if not do I hear a motion to adjourn.
 7. Connell/Lemaire made motion to adjourn with meeting closing at 8:30 pm.

Supervisor Schulz mentioned about the Funneling Ordinance. He also stated that he had an email and the DNR wants to buy a piece of property close to the boat launch on Miner Lake – not a buildable lot. Miner Lake is already busy and they want more parking at the boat launch – maybe have them come to a public hearing. Heckman asked can we have a public hearing and do people have a say? Is it zoned for that?

Connell asked if Miner Lake Association could do anything? What would the Planning Commission be able to do? Schulz stated the Planning Commission can’t do anything but just wanted the Planning Commission members to be aware of what is going on.