

PennfieldCharter Township

Planning Commission Meeting

Minutes of Sept 8, 2008

Chairman Lindsay Draime called the Planning Commission meeting to order at 6:30 pm. Members present were Paul Anderson, Jon Bartlett, Brad Messenger, Jack Pooler, and Joseph Weiss. Elaine Walter was excused. A quorum was met.

Others present: Russ Wicklund, Township Planner and Zoning Administrator; Sandra Cummings, recording secretary, and a representative of Access Vision.

Meeting opened with the Pledge of Allegiance.

Public Comment

No public comments were made at this time.

Additions or Deletions to the Agenda

No additions or deletions.

Meeting Minutes of July 7, 2008

It was moved by Paul Anderson, seconded by Brad Messenger to approve the July 7, 2008 meeting minutes. Motion carried.

Unfinished Business

No unfinished business.

New Business

A. Public Hearing for Proposed amendments to the Zoning Ordinance

A public hearing was held to consider amendments to the Pennfield Township Zoning ordinance. The first proposed amendment to Section 3.15.B. of the zoning ordinance would provide for the installation of security gates and fencing on larger parcels with appropriate setback. The proposed language follows:

“Security gates or fencing may be permitted in the front yard of up to five (5) feet in height provided they are set back no less than 30 feet from the road right-of-way, are located on parcels of two (2) acres or more, and comply with all other requirements within this section of the zoning ordinance.

The compliance with other requirements includes that this fencing cannot be opaque (or more than 50% solid) and will not obscure vision at the right-of-way. The intent of the 30 foot setback is that vehicles can park completely off the road right-of-way in front of

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the gated area if the gates are closed. The intent of the minimum parcel size of 2 acres is to reduce the use of such fencing and gates in residential areas and on smaller lots or parcels regardless of zoning district.

The second proposed amendment relates to the requirements for accessory buildings, specifically the restriction on maximum square footage based upon ground floor area of the principal residence. The issue is primarily related the use of “ground floor” area rather than the square footage of the house, which is somewhat limiting for two story homes. The primary intent is to not have the accessory building overshadow the principal residence in appearance. A two-story dwelling has a greater potential to off-set this concern depending on the size and height of the proposed accessory building.

The proposed language follows:

The combined floor area of all accessory buildings shall be based upon the lot size as outlined in the following chart:

District Lot Size Maximum SquareFootage

R-1 and R-2 35,000 sq. ft. or less The gross floor area of the principal

structure, **excluding attached garage,** or

1000 feet, whichever is greater.

All Single Family 35,000 sq. ft to 2 One and one-half times the gross floor area

Districts acres of principal structure,**excluding attached**

garage, or 1500 sq. ft, whichever is greater.

There were no public comments in regard to this hearing. The Planning Commission members discussed the proposed amendments. Other issues discussed involved decorative pillars and cosmetic items, sheds and school-bus shelters, and temporary "pods" and job trailers.

A motion was made by Paul Anderson, seconded by Jon Bartlett, to approve the above proposed amendments to the zoning ordinance. Motion carried. Roll call vote follows:

Lindsay Draime yes Paul Anderson yes

Jack Pooler yes Jon Bartlett yes

Joseph Weiss yes Elaine Walter excused

Brad Messenger yes

The proposed amendments will now go to the Calhoun County Planning Commission for recommendation of approval, then to the Pennfield Township Board for approval.

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Public Comments

No public comments.

Commissioner's Personal Privilege

Paul Anderson: the zoning ordinance for parking requirements needs to be looked into.

Brad Messenger: school is back in session; look out for children's safety.

The MTA is having planning and zoning workshops in Battle Creek, at the Holiday Inn, is anyone needs continuing education classes.

Motion by Brad Messenger, seconded by Paul Anderson to adjourn the meeting at 7:05 pm. Motion carried.

Sandra Cummings

Recording Secretary