

**Pennfield Charter Township**

**Planning Commission Meeting**

**Minutes of September 14, 2009**

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

Others present: Russ Wicklund, Township Planner; Rob Behnke, Township Supervisor/Zoning Administrator; Sandra Cummings, recording secretary; a representative of Access Vision, and numerous residents.

Meeting opened with the Pledge of Allegiance.

**Additions or Deletions to the Agenda**

There were no additions or deletions to the agenda.

**Meeting Minutes of August 3, 2009**

A motion was made by Brad Messenger, seconded by Jon Bartlett to approve the August 3, 2009 meeting minutes. Motion carried.

**Overview of Proposed Text and Map Amendments**

Township Planner Russ Wicklund presented an overview of the proposed text and map amendments relating to Capital Business District, Zoning Maps, Corridor Preservation, and Zoning District Chapter 4. Public Hearings and voice votes for recommendation of adoption will follow on each individual amendment. It was pointed out that no letters or phone calls from the public were received at the Township Office prior to the meeting.

**Public Hearing (on each individual item):**

a) Wind Energy Conversion Systems zoning ordinance amendment – Public Hearing was opened and closed with no public comments being made.

b) Capital Business District zoning ordinance amendment – Public Hearing was opened and closed with no public comments being made.

c) Corridor Preservation Overlay District zoning ordinance amendment – Public Hearing was opened and closed with no public comments being made.

d) Zoning Districts Chapter 4 zoning ordinance amendment – Public Hearing was opened and closed with no public comments being made.

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e) District Regulations Chapter 15 zoning ordinance amendment – Public Hearing was opened and closed with no public comments being made.

f) Zoning Map amendments – Public Hearing was opened and closed with no public comments being made.

**New Business:**

a) Wind Energy Conversion Systems zoning ordinance amendment: Brad Messenger made a motion to recommend adoption as written, seconded by Curtis Whitaker. Motion carried. Voice vote follows:

Paul Anderson yes Jon Bartlett yes

Brad Messenger yes Jack Pooler yes

Jay Weiss yes Elaine Walter yes

Curtis Whitaker yes

b) Capital Business District zoning ordinance amendment: the Planning Commission discussed gazebos for seasonal usage, signage on awnings and canopies, and lighting of awnings and canopies. Jon Bartlett made a motion to recommend adoption as written, seconded by Elaine Walter. Motion carried. Voice vote follows:

Paul Anderson yes Jon Bartlett yes

Brad Messenger yes Jack Pooler yes

Jay Weiss yes Elaine Walter yes

Curtis Whitaker yes

c) Corridor Preservation Overlay District zoning ordinance amendment: the Planning Commission discussed access roads, and the fact that any and all proposed driveway accesses to future businesses building along Capital Avenue will have to be approved by MDOT. Curtis Whitaker made a motion to recommend adoption as written, seconded by Elaine Walter. Motion carried. Voice vote follows:

Paul Anderson yes Jon Bartlett yes

Brad Messenger yes Jack Pooler yes

Jay Weiss yes Elaine Walter yes

Curtis Whitaker yes

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d) Zoning Districts Chapter 4 zoning ordinance amendment: Brad Messenger made a motion to recommend adoption with an insertion of November 10, 2009 as the effective date, seconded by Elaine Walter. Motion carried. Voice vote follows:

Paul Anderson yes Jon Bartlett yes

Brad Messenger yes Jack Pooler yes

Jay Weiss yes Elaine Walter yes

Curtis Whitaker yes

e) District Regulations Chapter 15 zoning ordinance amendment: This adds the CDB provisions to the zoning ordinance table. Jay Weiss made a motion to recommend adoption as written, seconded by Brad Messenger. Motion carried. Voice vote follows:

Paul Anderson yes Jon Bartlett yes

Brad Messenger yes Jack Pooler yes

Jay Weiss yes Elaine Walter yes

Curtis Whitaker yes

f) Zoning Map Amendments: it was pointed out by Township Zoning Administrator and Supervisor Rob Behnke that the Zoning Map amendments will be inclusive of all prior approved map changes, plus creates the new Capital Business District. Mr. Behnke extends the township's gratitude to Sarah VanWormer from the City of Battle Creek for providing Pennfield with the new maps. Brad Messenger made a motion to recommend adoption, seconded by Jay Weiss. Motion carried. Voice vote follows:

Paul Anderson yes Jon Bartlett yes

Brad Messenger yes Jack Pooler yes

Jay Weiss yes Elaine Walter yes

Curtis Whitaker yes

All of the above listed amendments will now be sent to Calhoun County Planning with a recommendation for approval. If approved, they will then be introduced at the Pennfield Township Board meeting on October 13, 2009, with tentative final approval slated for the November 10, 2009 Township Board meeting.

#### **Old Business**

No old Business.

#### **Citizen Comments**

No citizen comments at this time.

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#### **Commissioners Comments**

Jon Bartlett is proud of the many months of hard work culminating in the ordinance amendments. Curtis Whitaker thanks Russ Wicklund for all his work in the amendment process. Brad Messenger mentioned that school is back in session; please watch out for the children.

#### **Announcements by the Chair**

Paul Anderson is looking forward to the future of Pennfield and its Commercial Development, and is very glad to see residents using the recycling bins. Check the Township Website for information regarding the recycling program, and check the Calhoun County Website for dates for the fall Tire and Appliance pickup.

Next Planning commission meeting is scheduled for October 5, 2009.

**Adjournment**

Curtis Whitaker made a motion to adjourn at 7:15 pm, seconded by Brad Messenger. Motion carried.

Sandra Cummings

Recording Secretary