

SULLIVAN TOWNSHIP PLANNING COMMISSION MEETING MINUTES DATED MARCH 13, 2018

1. **THE MEETING WAS CALLED TO ORDER AT 5:30 P.M.** by Chairman Anton.

2. **ROLL CALL:** **Present:** Tom Anton, Sue Buckner, John Carr, Eloise Jarka, Glenn Gustafson, Tom Jasick, Jim Kotecki
 Absent: None
 Guests: 4 Guests

3. **MINUTES FROM THE FEBRUARY 13, 2018, MEETING:** Minutes from the meeting of February 13, 2018, were presented by Chairman Anton. A motion was made by Tom Jasick that the minutes be accepted as presented; the motion was seconded by Sue Buckner. The vote was unanimous to approve the minutes.

4. **APPROVAL OF AGENDA:** **Introduction of Crockery Township Planner**
 Muskegon County Fairgrounds Annual Review
 Introduction of New MTS Employee
 Cell Tower Application
 Reprint of Zoning Ordinance

Introduction of Crockery Township Planner: Crockery Township is reviewing activities in growth and usage within their area, specifically in the southwest quadrant of the township. Bob Toland, their professional planner and zoning administrator, indicated that parcels within that portion have become less favorable for use as farmland as they are too small for any development other than a hobby farm and yet are larger than necessary for a single residence. Therefore, it has been suggested that the zoning be revised to allow for smaller parcels, permitting the land be used for residential growth as there is near-by access to commercial water and sewer.

Since the Crockery Township Master Plan had no zoning definition permitting between ten acres and two acres for residential properties, a definition as "*Rural Estates*" had been previously established for similar areas, allowing for five acre minimums to be created. The current usage characteristics of the area are being explored and a final decision has not been made but is under review as to the best use for that property since there have been numerous requests for unauthorized uses.

Muskegon County Fairgrounds Annual Review: Events scheduled for 2018 are similar in description and timing to those for 2017, with several new events added. If events are added to the 2018 schedule, the Fair Board will notify the Planning Commission by e-mail.

A drawing was provided to include new and revised activities to the present site plan. Changes and improvements were discussed and plans were described to accomplish the work. Some of the activities have been completed while some are still continuing. A portion of the debris from the trees may be annually stored on site, allowing it to compost for future use. The annual inspection by MTS will be delayed until the projects are completed, hopefully by the established May 15th date. The County will notify the Planning Commission when the inspection date is finalized.

Introduction of New MTS Employee: Michigan Township Services has added a new employee to their work force -- Lesli Nehner. She has a number of years of experience in the area and is also aware of what is expected to be accomplished with the Fairgrounds annual report.

Cell Tower Application: MTS has reviewed the site plan for this installation and had no reservations for the application. Since cell towers are an allowed use for the zoning of this property, there is a question as to the interpretation of terminology between the tower and the surrounding equipment. This request will be referred to the ZBA for clarification and a meeting will be appropriately noticed and held.

Reprint of Zoning Ordinance: The entire zoning ordinance has been reprinted to include the updated amendments and changes. Copies were provided to the Planning Commission and the Township business office.

5. SCHEDULED PUBLIC HEARINGS: None

6. OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION: None

7. OLD BUSINESS: None

8. OPEN DISCUSSION FOR ITEMS NOT ON THE AGENDA: None

9. CORRESPONDENCE RECEIVED: None

10. PLANNING COMMISSION MEMBERS COMMENTS: None

11. REPORT OF TOWNSHIP BOARD REPRESENTATIVE: None

12. REPORT OF PLANNING CONSULTANT: None

13. NEW BUSINESS: None

14. SETTING PUBLIC HEARING DATES: None

15. NEXT MEETING DATE: April 10, 2018, at 5:30 p.m.

16. MOTION FOR ADJOURNMENT: A motion to adjourn at 7:15 p.m. was made by Sue Buckner and seconded by Jim Kotecki. The vote to adjourn was unanimously approved.

Respectfully submitted:

Eloise Jarka, Secretary
Sullivan Township Planning Commission