

SULLIVAN TOWNSHIP PLANNING COMMISSION MEETING MINUTES OCTOBER 9, 2018

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

2. **ROLL CALL:** **Members Present:** Tom Anton, Sue Buckner, John Carr, Glenn Gustafson, Eloise Jarka, Tom Jasick, Jim Kotecki
 Members Absent: None
 Guests: Zoning Administrator, 14 residents; 6 guests

3. **MINUTES FROM THE SEPTEMBER 11, 2018, MEETING:** Minutes from the meeting of September 11, 2018, were presented by Chairman Anton. A motion was made by Tom Jasick, seconded by Glenn Gustafson, that the minutes be accepted as presented. The vote to accept the minutes was unanimous.

4. **APPROVAL OF AGENDA:** **Re-zoning - Maple Island & Hts. Ravenna Roads Parcel**
 Revision - Driveway Ordinance
 Revision - Construction of Cellular Tower Ordinance
 Private Street Agreement for House Number
 Unauthorized Operation - Game Preserve
 Unauthorized Operation - Sand Mining/Gun Range
 Parks & Recreation Plan Development

Re-zoning - Maple Island & Hts. Ravenna Roads Parcel: The Chairman asked for a motion to open the public hearing on a request to rezone a parcel from R-1 to Neighborhood Commercial as was suggested in the 1997 Master Plan as being a potential future use for a parcel at the corner of Maple Island and Hts. Ravenna roads. The hearing was opened for comments from the public with a motion from Sue Buckner, seconded by Tom Jasick and approved by the planning commission to accept public comments.

One resident submitted comments regarding rezoning via e-mail: they had moved to Sullivan Township for the benefits of a rural community atmosphere and, while cognizant of the applicant's wishes to take advantage of the possibility for development of commercial activity on their property, did not foresee any benefits to the community with this activity.

Of great concern to many in the audience was the effect on water quality of a commercial operation at that location. Since the proposed site would require excavation and an area of the property would be covered with concrete for parking, as well as installation of large storage tanks for petroleum products, questions were raised by the surrounding property owners as to the effects on their water quality and the possibility that they would experience problems with drainage on their parcels. The area is currently designated as a wetland by the DEQ, so support for the applicants request of a zoning change included a request to the DEQ to remediate other wetlands, including Norris Creek flow, to resolve adjacent water problems and to receive DEQ permission to proceed with their development once the zoning was revised to allow commercial operation.

Safety of children living adjacent to the subject property was suggested to be a concern by the applicants, however, residents didn't feel that it is an issue with present zoning but could

increase should commercial zoning be allowed. Other issues were the disruption to the peace and quiet of the neighborhood, as well as the potential for changes to natural resources and wildlife that are currently part of the pleasure of living in a rural area.

The audience questioned future taxation and property values should they wish to offer their property for sale. This question is difficult to respond to as future economics could also create similar consequences.

Since the question of the effect on adjacent property values is subject to clarification when making a decision on rezoning, the Chairman will contact the township attorney for a legal opinion and planning advice from the professional planner and the matter will be discussed at the next planning commission meeting scheduled for November 8, 2018 at 5:30 p.m..

There were no further comments from the audience and the Chairman closed the Public Hearing following a motion by Sue Buckner, seconded by Eloise Jarka and approved by the members unanimously. He then polled the members for their input. The members were united in their wish for additional review. Tom Jasick made a motion that the matter be tabled until further information was available. The motion was seconded by John Carr and unanimously supported by planning commission members.

Revision - Driveway Ordinance & Revision - Construction of Cellular Tower

Ordinance: The driveway ordinance was revised to replace the entire existing driveway ordinance, (Williams & Works memorandum dated August 16, 2018) and the Cellular Tower Ordinance was revised to clarify wording (Williams & Works memorandum dated June 21, 2018). They were jointly opened for a public hearing by Jim Kotecki, supported by Sue Buckner and unanimously approved by all members. The hearing was closed with a motion from Sue Buckner, support from Glenn Gustafson and also unanimously supported by all members. Sue Buckner then made a motion to vote for approval of revisions for both ordinances which was supported by Tom Jasick and approved by all planning commissioners.

Private Street Agreement for House Number: Permission for a house number on a property via an existing easement is described as a private driveway from the easement. Michigan Township Services (MTS) will assist the applicant thru the application process.

Unauthorized Operation - Game Preserve: MTS has been informed by residents that small buildings are being constructed on a parcel in RA zoning on Maple Island Road, apparently for use as a game preserve. The zoning administrator will issue a cease and desist letter until such time as he applies for a special use permit.

Unauthorized Operation - Sand Mining/Gun Range: The property owner is creating a pond, illegally removing sand from the property as well as claiming that he intends to create a gun range in RA zoning. Since it is believed that the owner previously leased space for a gun range to train individuals for a concealed weapons permit in an adjacent township, this is also an issue that the zoning administrator will investigate.

Parks & Recreation Plan Development: Chairman Anton discussed the activity required to create a park and recreation plan by a March 2019 deadline in order to apply for a grant to aid in the development of a park on Township property, formerly part of a sand mining operation.

In order to expedite the final result, the professional planner has suggested combining

several required meetings. The agreement to proceed with the plan, as suggested by the planner, will be signed by the township clerk and returned to the planner.

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 PROFESSIONAL PLANNER:** None
13. **NEW BUSINESS:** None
14. **SETTING PUBLIC HEARING DATES:** None
15. **NEXT MEETING DATE:** November 8, 2018
16. **MOTION FOR ADJOURNMENT:** A motion to adjourn at 8:10 p.m. was made by Sue Buckner, seconded by Jim Kotecki and unanimously approved by the members.

Respectfully submitted:

Eloise Jarka, Secretary
Sullivan Township Planning Commission