

SHERMAN TOWNSHIP ZONING/PLANNING COMMISSION MEETING
March 14, 2017

Chairman Ford called the meeting to order at 7:00 PM.

Members Present: Alan Ford, Kathy Sahli, Bill Pueschel, Lance Thornton, Roger Krontz, Frank Kalasky

Members Absent: Darrell Peugeot

Visitors: Nancy Flowers, Roxanne Persing, Rod Borgert

Minutes: Motion by Thornton, support by Pueschel, to approve the February 14, 2017 minutes as presented. Motion carried 5-0, Krontz abstain.

Public Comment: None.

Old Business:

Chairman Ford reviewed the list of pending ordinance issues presented at the February 14, 2107 Planning Commission meeting. Chairman Ford has received an estimate of 12 hours per issue (review and proposed language) at \$105.00/hour by David Jirousek at Williams & Works, Grand Rapids for each topic. Listed in priority.

- 1) commercial uses in campground areas 9.05(O)(3)
- 2) definition of light industrial uses in Neighborhood Commercial zones 8.02
review LSL Planning correspondence dated October 4, 2016 (copy distributed to all Planning Commission members)
definition of "light industrial" needs to be determined
- 3) definition for indoor agriculture as required in 8.02 Industrial and Manufacturing/Processing
greenhouses and food processing currently listed
- 4) surface lit (LED) signs 11.16
in residential areas
lumens at night
hours of operation
along highways
- 5) commercial solar installations 9.05
location in agricultural areas
size

Chairman Ford to contact Mr. Jirousek regarding these issues.

When these issues are determined, as the Zoning Ordinance manual is updated, the Township zoning map should also be updated. The St. Joseph County Land Resource Centre may be used for this service.

Vice Chairman Thornton distributed Burr Oak Township Ordinance 2006-1 regarding Outdoor Assemblies to all members of the Planning Commission for review and possible adoption by Sherman Township.

Secretary Kalasky informed the Commission that SCMCCI has issued an order to James McClain at 27020 Banker Street to remove the accessory building located on that property by March 31, 2017. The building does not comply with the current ordinance regarding accessory buildings in Rural Residential areas and was constructed without a construction permit.

New Business:

Nancy Flowers, 604 Laurel, addressed the Commission regarding her intentions to open a dog grooming business at 65281 M-66 (currently Earth and Sky Garden Center). The property does not meet the acreage requirements of Ordinance 9.05(J) regarding kennels but an appeal is to be considered by the Sherman Township Zoning Board of Appeals this month. Ms. Flowers stated the business would include dog boarding (40 kennels), an outdoor dog park, dog day care, and a public dog washing area. The business would be open seven (7) days per week, winter hours of 9:00 AM to 5:00 PM and summer hours of 9:00 AM to 8:00 PM with the owner and possibly two (2) employees. Fencing, signage and parking would be in compliance with current Sherman Township ordinances.

A motion was made by Thornton, support by Krontz, to prepare the public notice and adjacent neighbor notification for a Special Land Use Permit application for the April Planning Commission meeting based upon approval of the ZBA regarding the acreage issue. A fee of \$250.00 is to be charged. Motion passed 6-0.

A general discussion was held regarding fees for Special Land Use Permit applications. Opinions ranged from charging an amount to cover costs (generating/ mailing adjacent property owners notification, publication of a notice in the Sturgis Journal) to not charging for the process as all applicants are paying the Township annual operating millage. Secretary Kalasky to inform Township Board Secretary Iannarelli of this discussion.

Vice Chairman Thornton asked if there was a listing of all Special Land Use Permits issued by the Township to insure permit requirements are being followed? General consensus was that a list does not exist at this time. Secretary Kalasky is to review the Township records and compile a list for review by the Commission members at the April 11th meeting.

Adjourn: Motion by Sahli, support by Thornton, to adjourn. Motion passed 6-0 at 8:05 PM.

Next scheduled meeting Tuesday, April 11, 2017, 7:00 PM at the Township Hall.

Respectfully submitted,

Frank J. Kalasky, P.E.
Secretary