

**SHERMAN TOWNSHIP ZONING/PLANNING COMMISSION MEETING**  
**June 13, 2017**

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

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

Members Absent: Bill Pueschel, vacancy

Visitors: Ryan Taylor, Chris Taylor, Mike Bobalik, Jamey Rouch, Matthew Jorgensen

Minutes: Motion by Sahli, support by Thornton, to approve the May 9, 2017 minutes as presented. Motion carried 3-0, Ford, Krontz abstain

Old Business: Ryan Taylor (502 Sturgis St.) addressed the Commission regarding the status of a property split at 26152 Featherstone Road for a future residential building site. Mr. Taylor was granted both an easement variance and a private road width variance from the Sherman Township Zoning Board of Appeals. Chairman Ford explained the process for obtaining a private road agreement (current ordinance 3.03 (B) (9) (c)) including possible road improvements, survey requirements, maintenance schedules, fees and escrow funds. Chairman Ford explained that these requirements were in place to insure reliable access for fire and emergency vehicles to all effected parcels in all weather conditions.

Secretary Kalasky distributed copies of e-mail correspondence from Catherine Kaufman of Bauckman, Sparks, Thall, Seeber & Kaufman PC dated June 13, 2017 to all present Commission members regarding issues to consider for a private road agreement in this situation.

Secretary Kalasky to e-mail an example of a recent private road agreement to Mr. Taylor. (sent June 16, 2017).

Jamey Rouch (63412 M-66) updated the Commission on his plans to install a campground and that he has been working on compliance with the MDEQ requirements for camping facilities at Rouch World. He is offering a free camping event for Rouch World paying ORV customers over the upcoming July 4<sup>th</sup> holiday. Mr. Rouch asked the status of revised regulations regarding commercial enterprises in campgrounds? Chairman Ford stated that we have correspondence from Williams & Works regarding possible ordinance revisions and this topic would be included in Planning Commission ordinance discussions in the next few months.

New Business: Matthew Jorgensen (JF Wireless LLC, 28728 Spring Creek Rd.) addressed the commission regarding possible revisions to existing Township ordinance 9.05 (U) regulating commercial communication towers. He would like to install a one hundred forty foot (140'-0) tall tower near Camp Amigo to provide internet access to residents of that area. Restrictions involving tower design (open grid vs monopole), painting/lighting requirements, and set back distances from adjacent property lines for guy wires are not applicable to many new small commercial tower installations.

Chairman Ford requested additional information from Mr. Jorgenson regarding potential communication tower installations in the Township. Chairman Ford will contact Williams & Works regarding suggestions for updating Township tower regulations.

Secretary Kalasky distributed correspondence from Williams & Works dated October 28, 2016 and June 7, 2017 regarding proposed revisions to Township ordinances regulating commercial uses in campgrounds, neighborhood commercial intent, indoor agriculture, LED lighting in residential districts, and commercial solar energy installations, to all present Commission members for review and discussion in future meetings.

Adjourn: Motion by Sahli, support by Krantz, to adjourn. Motion passed 5-0 at 8:15 PM.

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

Respectfully submitted,

Frank J. Kalasky, P.E.  
Secretary