

SHERMAN TOWNSHIP ZONING/PLANNING COMMISSION MEETING
December 12, 2017

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

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

Members Absent: Bill Pueschel

Visitors: Steve Wolf, Jamey Rouch, Ben Rouch, Rod Borgert, Antoinette Hart, Chris Hamilton

Minutes: Motion by Sahli, support by Mifsud, to approve the November 14, 2017 minutes as presented. Motion carried 5-0, Krontz abstain.

Old Business: Chairman Ford distributed copies of a revised example of a Planned Unit Development (PUD) ordinance provided by Catherine Kaufman (Bauckham, Sparks, Thall, Seeber & Kaufman PC). Members of the Planning Commission reviewed the document and commented on topics including the acreage requirement in section 2 (B), should Rural Residential districts be included in the eligibility criteria section 2 and the location section of 3 (A), clarification is needed on the extent of commercial and office areas in section 3 (B)(1).

Chairman Ford opened the public comment portion of the meeting at 7:40 PM.

Antionette Hart (64775 Prairie Lake Rd) asked if the ten acre minimum size requirement in the eligibility requirement section 2 (B) should be increased so that the PUD designation would be only used for large scale developments? (This may be a valid point considering there is language in section 2 (B) stating that smaller parcels may be permitted under certain conditions.)

Rod Borgert (62831 Borgert Rd) asked if additional public meetings would be held before this proposed ordinance is adopted? (If significant changes were made to the proposed language as currently presented, another public meeting would be held.)

Hearing no other public comments, a motion was made by Thornton, support by Krontz, to close the public comment period of the meeting at 8:00 PM.

A motion was made by Thornton, support by Mifsud, to table the discussion on the proposed PUD ordinance until the next Planning Commission meeting. Motion passed 6-0.

Prior to the next meeting, the following questions will be submitted to Catherine Kaufman for clarification:

- 1) Review section 3(B)(1) regarding the amount of commercial area allowed on a parcel.
- 2) Can we limit the use of a commercial PUD to all weather roads and allow a residential development PUD on any road?
- 3) If the current zoning requires a special land use permit, can the same restrictions apply to the PUD? Is this topic addressed in section 4(F)(2)(b)?

Prior to the next Planning Commission meeting, members are encouraged to think of examples of possible activities that could fall under the PUD designation for discussion with the Township attorney.

Secretary Kalasky distributed proposals from McKenna, Beckert and Reider, Williams & Works, and Southcentral Michigan Planning Council for an update of the Township Master Land Use Plan. Planning Commission members are to evaluate each bid prior to the January 2018 Planning Commission meeting. Questions for the bidders on the proposals should be directed to Secretary Kalasky. Secretary Kalasky to contact all bidders to confirm that all maps submitted by the selected bidder will be compatible with the St. Joseph County GIS mapping system software. At the January 2018 meeting the successful bidder will be determined and recommended to the Township Board.

New Business: Supervisor Wolf had a question presented to him regarding waterfront residential zoning for properties on the opposite side of lake access roads. It is standard procedure in the Township to classify this type property as waterfront residential as this portion of the property is typically used as part of the waterfront activities.

Chris Hamilton of SCMCCI stated that the current application for a shared driveway (3.03(B)(9)(a)) includes a fee. She asked that since the shared driveway decision is dealt with by the Zoning Administrator and does not require Planning Commission review (3.03(B)(10)(a)), is this fee necessary? Since no Commission action is needed, the fee for a shared driveway permit should be waived. Ms. Hamilton is to review the application and make suggestions for the necessary language revision.

Chris Hamilton also commented that she had issued a citation regarding the installation of a non-conforming building at 27020 Banker Street and that this is the initial step in removal of the structure.

Adjourn: Motion by Sahli, support by Mifsud, to adjourn. Motion passed 6-0 at 8:25 PM.

Next scheduled meeting Wednesday, January 10, 2018, 7:00 PM at the Township Hall. Secretary Kalasky to post the meeting date on the Township hall bulletin board and the Township website.

Respectfully submitted,

Frank J. Kalasky, P.E.
Secretary