

SHERMAN TOWNSHIP ZONING/PLANNING COMMISSION MEETING
January 10, 2018

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

Members Present: Alan Ford, Kathy Sahli, Lance Thornton, Bill Pueschel, Vince Mifsud (partial), Roger Krontz, Frank Kalasky

Members Absent: None

Visitors: Steve Wolf, Jamey Rouch, Ben Rouch, Rod Borgert, Tim Carls, Catherine Kaufman

Minutes: Motion by Sahli, support by Thornton, to approve the December 12, 2017 minutes as presented. Motion carried 5-0, Pueschel abstain.

Old Business:

Catherine Kaufman (Bauckham, Sparks, Thall, Seeber & Kaufman PC) explained the details of the proposed Planned Use Development (PUD) ordinance distributed to Planning Commission members at the December 2017 meeting.

Township Supervisor Wolf stated that he is receiving more inquiries about commercial and light industrial activities being established in the Township and if a PUD could be used in these applications? Most of these inquiries are coming from the Amish community.

Concerns were raised about the impact of light industrial or commercial uses in residential areas and if PUDs could be restricted to certain areas in the Township. These restrictions could be based upon road accessibility with PUDs containing commercial and light industrial aspects limited to all weather highways. (A better definition of light industrial activity may need to be added to existing ordinances.) PUDs containing residential development could be located on any Township roads. Ms. Kaufman cautioned that restricting PUDs to certain areas may result in issues with the Religious Land Use and Institutionalized Persons Act (RLUPA).

Other questions arose regarding granting a PUD if all standards were met, the PUD must be granted. Enforcement of PUDs would be easier than the current zoning procedures since enforcement would be based upon the submitted site plans. An annual reporting requirement by the owner could be stipulated in the PUD. The specific site plan would designate driveway and unloading locations for the PUD. The proposed ordinance is very intense regarding specific requirements in the site plan. The Planning Commission could waive certain requirements as deemed necessary.

Ms. Kaufman is to research the following items and have a revised proposed ordinance available by January 28:

1) Feasibility and legality of restricting certain PUDs (commercial/light industrial/residential) to specific areas based upon highway designation.

2) Review permitted uses in the AG, RR, and RP districts as the proposed PUD ordinance allows any land use permitted in the underlying districts.

The Planning Commission would review the revised PUD proposal at the February 2018 meeting and conduct another public review at the March 2018 before taking action.

A motion was made by Thornton, support by Pueschel, to change the date of the next Planning Commission meeting to Wednesday, February 14, 2018 to accommodate Ms. Kaufman's schedule. Motion passed 7-0. Secretary Kalasky to post the meeting date on the Township hall bulletin board and the Township website.

Proposals for an update to the Township Master Land Use Plan were reviewed. All proposals meet the requirements stated in the request for proposal. Costs were Beckett and Raeder - \$20,015, Williams & Works - \$19,935, McKenna & Associates - \$13,000, Southcentral Michigan Planning Council (SMPC) - \$7,000. Secretary Kalasky distributed an e-mail from Lee Adams, Director of SMPC, stating that as a subsidized not-for-profit organization, they are prohibited from competing with for-profit firms. Secretary Kalasky informed the group that he had contacted Jonathon Seyferth, Planning Director for the City of Coopersville, Michigan regarding McKenna's work on the Coopersville Master Plan update in the spring of 2017. Mr. Seyferth said that they had no issues with McKenna and that the project was completed on time and on budget.

A motion was made by Thornton, support by Pueschel, to accept the Master Plan update proposal submitted by McKenna & Associates in the amount of thirteen thousand dollars (\$13,000) provided this amount is within the Township budget. If not, then the proposal submitted by Southcentral Michigan Planning Council for seven thousand dollars (\$7,000) is approved. Motion passed 7-0. Secretary Kalasky to attend the January 15, 2018 Township Board meeting to answer questions on the Master Plan update proposals.

Adjourn: Motion by Thornton, support by Sahli, to adjourn. Motion passed 7-0 at 8:55 PM.

Next scheduled meeting Wednesday, February 14, 2018, 7:00 PM at the Township Hall.

Respectfully submitted,

Frank J. Kalasky, P.E.
Secretary