

SHERMAN TOWNSHIP ZONING/PLANNING COMMISSION MEETING

April 10, 2018

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

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

Members Absent: None

Visitors: Tim Carls, Don Leeth, Jamey Rouch, Ben Rouch, Rod Borgert, Steve Wolf, Chris Hamilton

Minutes: Motion by Sahli, support by Pueschel, to approve the March 13, 2018 minutes as presented. Motion carried 7-0.

Old Business:

Chairman Ford initiated a review of the proposed Planned Use Development (PUD) ordinance dated March 20, 2018. Specific sections examined were:

Section XX.03 – Project Design Standards

(B) Permitted Uses.

(3) Reviewed the necessity of the final sentence “All vehicular access for commercial, office or light industrial uses in a Planned Unit Development shall be from a public road or a private road built to public road standards.” Based upon the fact that the Township attorney (Catherine Kaufman of Bauckham, Sparks, Thall, Seeber & Kaufman PC) retained the sentence, the proposed language was accepted.

(8) “No farms or agricultural operations shall be allowed in the RP zoning district.” Reinforces the existing ordinance. If agricultural operations existed in Rural Preservation districts prior to the adoption of the current ordinance they are permitted.

Chairman Ford opened the meeting to public comment at 7:30 PM.

Tim Carls (63044 Klinger Lake Road) asked if wetlands could be included in planned unit developments and should wetlands be indicated on the zoning map? Typically geographic features (woodlands, wetlands, etc.) are not indicated on zoning maps. A wetland could be included in a planned unit development with MDEQ restrictions. The areas could be incorporated into a PUD as open spaces or natural features.

Rod Borgert (62831 Borgert Road) asked since the commercial PUDs must be accessed from a public road or a private road built to public standards, what restrictions are placed on private roads in the existing ordinances. Private roads in the existing ordinances are limited to twenty five hundred feet (2,500 ft.) in length. Longer private roads would have to be approved by the Zoning Board of Appeals.

Chairman Ford asked if there were any additional public comments. Hearing none, the public comment portion of the meeting was closed at 7:40 PM.

Motion was made by Mifsud, support by Sahli, to recommend approval by the Township Board of the draft Planned Unit Development ordinance dated March 20, 2018 and to forward the draft Planned Unit Development ordinance to the St. Joseph County Planning Commission for review. Motion passed 7-0. Secretary Kalasky to forward meeting minutes and a copy of the draft proposal to the County.

Adjourn: Motion by Sahli, support by Krontz, to adjourn. Motion passed 7-0 at 7:45 PM.

Next scheduled meeting Tuesday May 8, 2018, 7:00 PM at the Township Hall.

Respectfully submitted,
Frank J. Kalasky, P.E.
Secretary