

**SHERMAN TOWNSHIP ZONING/PLANNING COMMISSION MEETING**  
**June 12, 2018**

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

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

Members Absent: Roger Krontz

Visitors: Steve Wolf, Amanda Johnson, Nathan Johnson, Lee Adams, Rod Borgert, Rodney Chupp, Ben Rouch, Jamey Rouch, Dave Peterson, Steve Clark, Lamar Rodgers

Minutes: Motion by Thornton, support by Pueschel, to approve the May 9, 2018 minutes as presented. Motion passed 6-0.

Old Business:

Amanda Johnson (26179 Perrin Road) addressed the Commission regarding her application for a Special Land Use Permit (SLUP) to operate a day care facility for up to 12 children on her property. Ms. Johnson indicated that her hours would be 5:00 AM until 5:00 PM, five (5) days per week. She would employ one (1) person in addition to family members. She committed to complying with all conditions listed in ordinance 9.05 (F) regarding group and commercial day care homes and facilities. She is also regulated by both State and Federal licensing requirements.

Chairman Ford opened the public hearing portion of the meeting at 7:05 PM. Rodney Chupp (26149 Perrin Road) stated he had no issues with the proposed day care facility. Chairman Ford asked if there were any other public comments and hearing none, closed the public hearing at 7:10 PM.

The Commission then review the general special land use standards listed in ordinance 9.04 (B) and found that the applicant met all of these requirements.

A motion was made by Thornton, support by Mifsud, to grant a Special Land Use Permit to Nathan Johnson (26179 Perrin Road) to operate a child day care facility on his property based upon the stated operating conditions and the regulations listed in ordinance 9.05 (F). Motion passed 6-0.

Lee Adams, Southwestern Michigan Planning Council (SMPC) addressed the Commission regarding updating the Township Master Land Use Plan. It was determined that based upon the date of the existing plan and various changes occurring within the Township, that a major review of the Land Use Plan is required at this time.

A motion was made by Thornton, support from Sahli, to review and update the Sherman Township Master Land Use Plan at this time. Motion passed 6-0.

Mr. Adams presented a property owner survey constructed from the discussion held at the May 9, 2018 Planning Commission meeting for review. The survey would be distributed to all property owners in the Township. Responses could be made via the internet or the self-addressed envelope included with the survey. Multiple responses could be received from single households. The tentative schedule is to review the responses at the August PC meeting.

A motion was made by Thornton, support by Sahli, to approve the draft survey with a language correction to question 25 and the addition of a question regarding internet service in the Township. Motion passed 6-0.

Mr. Adams then conducted a review of the goals and objectives listed in the October 2000 Master Land Use Plan and whether these goals have been completed, are currently underway, or not applicable to the current conditions.

- A. Residential Development - applicable/underway
- B. Agricultural Development - applicable/underway
- C. Commercial Development- applicable/underway
- D. Industrial Development - applicable/underway
- E. Open Space and Recreation - applicable/underway
- F. Transportation – applicable/underway
- G. Community Facilities – applicable/underway
- H. Environment – applicable/underway

New Business:

Chairman Ford initiated a discussion regarding Administration and Enforcement ordinance 13.06 (B), Petitions. The current ordinance requires two (2) publications in a newspaper of general circulation in the township for public hearings. Public Act 110 of 2006 requires only a single publication. A draft of proposed amended language was presented.

Chairman Ford opened a public hearing on this topic at 8:45 PM. Hearing no public comment, Chairman Ford closed the public hearing at 8:50 PM.

A motion was made by Thornton, support by Mifsud, to recommend to the Township Board to approve the amended language for Section 13.06 (B) Petitions dated May 9, 2018 and to submit the proposed amended language to the County Planning Commission for review. Motion passed 6-0. Secretary Kalasky to forward a copy of the proposed revision and minutes from this meeting to the County Planning Commission.

Ben and Jamey Rouch indicated their intent to submit an application for a Planned Unit Development (PUD) on their properties on M-66. They submit a site plan but no other written application materials. They were informed that the recently approved PUD ordinance includes a specific application procedure and that they should prepare this information for the July Planning Commission meeting.

Supervisor Wolf requested the Planning Commission review the accessory building square footage requirements for Medium Density Residential (MDR) properties listed in current ordinance 6.03. The current ordinance limits the accessory building square footage to fifty percent (50%) of the ground floor area of the main building. A discussion followed and the consensus of the Commission was to review a sliding scale for total building square footage (main building plus accessory building(s)) based upon the total lot area. Chairman Ford to contact SCMCCI to provide examples of such an ordinance.

Supervisor Wolf said he has been approached about rezoning the property at the southwest corner of Wait Road and M-66. The property is currently zoned rural residential. He was informed that a request for rezoning could be submitted to the Planning Commission.

Adjourn: Motion by Sahli, support by Mifsud, to adjourn. Motion passed 6-0 at 9:10 PM.

Next scheduled meeting Tuesday July 10, 2018, 7:00 PM at the Township Hall.

Respectfully submitted,

Frank J. Kalasky, P.E.  
Secretary

