

**SHERMAN TOWNSHIP ZONING/PLANNING COMMISSION MEETING**  
**September 11, 2018**

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

Members Present: Alan Ford, Kathy Sahli, Lance Thornton, Vince Mifsud (arrived 7:15 PM), Roger Krontz, Bill Pueschel, Frank Kalasky

Members Absent: None

Visitors: Jamey Rouch, Ben Rouch, Rod Borgert, Lee Adams

Minutes: Motion by Sahli, support by Pueschel, to approve the August 14, 2018 minutes as presented. Motion carried 5-0, Krontz abstain.

Old Business:

Chairman Ford distributed a draft Planned Unit Development document for the Rouch project dated 09/11/18 from Catherine Kaufman (Bauckham, Sparks, Thall, Seeber & Kaufman PC). A general discussion was held regarding transfer of ownership of one section of the PUD (i.e. the ORV park) and if the future owners would be bound by the PUD agreement if they did not sign the original agreement. Specifically item 6 under the AGREEMENT section was examined.

Further review by the Planning Commission resulted in the following items:

- 1) Section 14.04 (F) (2) (a) states that the Planning Commission shall approve the PUD, not the Township Board. The signature section shall include the Planning Commission Chairman, Vice-Chairman, and Secretary to be consistent with the Special Land Use Permit document.
- 2) The sentence "Camping limited to ORV Park users only" should be removed from the North Camping Area (Area #1 on PUD site plan) section.
- 3) Approval for gatherings greater than five hundred (500) people in the Indoor Event Center (Area #3 of PUD site plan), North Outdoor Event Center (Area #4 on PUD site plan), and South Outdoor Event Center (Area #5 on PUD site plan), should be requested from the Sherman Township Board of Trustees.

A motion was made by Krontz, support by Mifsud to approve the September 11, 2018 draft of the Rouch Planned Unit Development document with the amendments listed above. Motion passed 5-2. (Ayes: Krontz, Mifsud, Ford, Pueschel, Kalasky. Nays: Thornton, Sahli).

Secretary Kalasky to forward the Rouch site plan dated 07/17/18 to Catherine Kaufman (Bauckham, Sparks, Thall, Seeber & Kaufman PC) to include as Exhibit B of the PUD agreement.

Ben Rouch to forward the legal descriptions of all parcels included in the PUD to Catherine Kaufman to include as Exhibit A of the PUD agreement.

Lee Adams, Director - Southcentral Michigan Planning Council (SMPC) reviewed the responses from the Master Land Use Plan update survey mailed to all property owners in the Township. A total of 449 responses were received out of the 1,560 surveys mailed (28.8%). The results of each question were reviewed with more detailed analysis provided for certain questions.

SMPC will now integrate the survey results into the Master Land Use Plan goals and objectives and present these suggestions to the Planning Commission at the October 9, 2018 meeting.

Adjourn: Motion by Sahli, support by Thornton, to adjourn. Motion passed 7-0 at 8:35 PM.

Next scheduled meeting Tuesday October 9, 2018, 7:00 PM at the Township Hall.

Respectfully submitted,

Frank J. Kalasky, P.E.  
Secretary