

SHERMAN TOWNSHIP ZONING/PLANNING COMMISSION MEETING

December 11, 2018

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

Members Present: Alan Ford, Lance Thornton, Vince Mifsud , Roger Krantz, Bill Pueschel, Frank Kalasky

Members Absent: Kathy Sahli

Visitors: Jamey Rouch, Steve Wolf, Wayne Mostrom, Doug Mostrom, Lee Adams

Minutes: Motion by Thornton, support by Pueschel, to approve the November 13, 2018 minutes as presented. Motion carried 6-0.

Old Business:

Chairman Ford distributed copies of Fabius Township Ordinance 137 dated February 8, 2012 regarding shooting ranges. A discussion followed regarding shooting ranges in the Township including the need for an ordinance in Sherman Township, covering public or private ranges, and how would public safety be addressed. The general consensus was that any ordinance in Sherman Township should include compliance with Michigan PA 269 of 1989 pertaining to sport shooting ranges, be designated as a commercial operation in selected districts, and require a special land use permit. Chairman Ford suggested that the shooting range ordinance issued by Waverly Township be considered as an example. A motion was made by Ford, support from Mifsud, to have Southcentral Michigan Planning Council formulate a draft ordinance for Sherman Township regarding shooting ranges for review at the January 2019 Planning Commission meeting. Motion passed 5-1 (Ayes: Ford, Mifsud, Pueschel, Krantz, Kalasky, Naves: Thornton).

New Business:

A brief discussion was held regarding an update to the Township Zoning Ordinance Manual. Different formats were suggested (White Pigeon Township as an example) which would have third party oversight and incorporate an electronic version of the manual for ease of revision. Planning Commission members are to review the current manual and be prepared to discuss necessary changes at the January 2019 Planning Commission meeting.

Doug Mostrom (63732 Zabel Shores Road) distributed a written narrative including two (2) plot plans outlining a request for a land split, land sale, and construction of an accessory building on a lot not adjacent to a waterfront residence. Mr. Mostrom is considering purchase of a portion of a property currently owned by Luttmann on Fish Lake. The property in question (014 009 041 00) borders on Banker Street and extends North to Fish Lake and includes a residence and a wetland. The lot currently is in a Rural Residential district and does not comply with Section 3.20 of the Township Ordinances regarding lot width (200 ft.) and length (1,450 ft.) ratio. Mr. Mostrom would purchase a portion of the Luttmann lot which abuts the Zabel Shores Road right-of-way and also a small portion

of the Fair property (014 009 040 20) to have high ground access to the Luttmann property. Zabel Shores Road is a private road which Mr. Mostrom is part owner. His contention is that Zabel Shores Road would provide access to the split Luttmann property and not result in a landlocked parcel. The Township assessor is not granting this land split based upon the opinion of Township counsel that the property would be landlocked. Mr. Mostrom is seeking the Planning Commission's opinion in this matter.

Discussion was held regarding the appeal process to the Township attorney's interpretation of the situation. It was suggested Mr. Mostrom review the appeal procedure in the Michigan Land Division Act.

A motion was made by Ford (based upon the information presented by Mr. Mostrom and the previous land use along Zabel Shores Road) to acknowledge the proposed Luttmann land division including the right to use Zabel Shores Road to access the proposed split property (contingent upon the split property being included in the platted Zabel Shores subdivision). No support for this motion.

Chairman Ford is to contact Roxanne Seeber (Bauckham, Sparks, Thall, Seeber & Kaufman PC) regarding her opinion on this matter and possible remedies.

Master Plan Update:

Lee Adams, Southcentral Michigan Planning Council, discussed existing and future land use in the Township with the Commission. The general conclusions were:

Based upon the historical pattern of development, minimal change is needed from the current land use of agriculture and low density residential.

Commercial development should be limited to the M-66 corridor.

Preservation of prime agricultural land should be continued with Agriculture zoning.

No additional Medium Density Residential areas are anticipated.

Acknowledgement of the increased Amish population in the Township and their needs.

Adjourn: Motion by Mifsud, support by Thornton, to adjourn. Motion passed 6-0 at 9:20 PM.

Next scheduled meeting Tuesday, January 8, 2019, 7:00 PM at the Township Hall.

Respectfully submitted,

Frank J. Kalasky, P.E.
Secretary