

SHERMAN TOWNSHIP ZONING/PLANNING COMMISSION MEETING
January 8, 2019

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

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

Members Absent: Vince Mifsud

Visitors: Randy Chupp, Jamey Rouch, Ben Rouch, Steve Wolf, Doug Mostrom, Nicole Mostrom, Chris Hamilton (& Hubby)

Minutes: Motion by Thornton, support by Pueschel, to approve the December 11, 2018 minutes as presented. Motion carried 5-0, Sahli abstain.

New Business:

Randy Chupp (26883 North Shore Drive) requested that his property located at 26895 Banker Street be rezoned from Waterfront Residential (WR) to Rural Residential (RR) to conform with adjacent properties on either side. There was a discussion on why this property was zoned WR with no conclusion. Secretary Kalasky to prepare the required notices and mailings to conduct a public hearing on the rezoning request at the February 12 Planning Commission meeting.

A motion was made by Ford, support by Krontz, to waive the normal rezoning fee for this action as the WR designation may have been a clerical error on the part of the Township. Motion carried 6-0.

Old Business:

Chairman Ford distributed copies of a draft shooting range ordinance dated 01-18-19 prepared by Roxanne Seeber (Bauckham, Sparks, Thall, Seeber & Kaufman PC). A discussion followed regarding required acreage for shooting ranges, setbacks from property lines, design criteria, and building sizes. Chris Hamilton (SCMCCI) suggested that due to the nature of the proposed activity, additional design criteria be submitted with the site plan required in Chapter 10 of the current zoning ordinances.

Roxanne Seeber (Bauckham, Sparks, Thall, Seeber & Kaufman PC) is to be contacted for clarification of setbacks, acreage requirements, and design criteria.

Doug Mostrom (63732 Zabel Shores Road) continued his request from the December 11, 2018 PC meeting for support from the Planning Commission regarding a land split on property (014 009 041 00) 63722 Pine Drive. Mr. Mostrom distributed additional information including other lots along Zabel Shores Road which were not in the original subdivision but utilize Zabel Shores Road for access, a listing of new lots created on Eastlake Drive (White Pigeon Twp.) that were not included in the original Parrish Beach subdivision but utilize Eastlake Drive for access, and similar, approved land divisions in Sherman Township.

The discussion included the lack of authorization of the Planning Commission or Zoning Board of Appeals to challenge the decision of the Assessor in land division disputes.

Another topic discussed was the construction of accessory buildings on backlots in Waterfront Residential areas. The current ordinance requires the accessory building be constructed on a lot directly across a public or private street from the lot with the principal dwelling (6.05(G)(2)(a)(1)) which is not consistent with other townships in the area.

Roxanne Seeber (Bauckham, Sparks, Thall, Seeber & Kaufman PC) is to be contacted regarding her opinion on the land split matter and possible remedies.

Master Plan Update:

Lee Adams, Southcentral Michigan Planning Council, sent a draft future zoning map for distribution to the Commission.

Adjourn: Motion by Sahli, support by Pueschel, to adjourn. Motion passed 6-0 at 8:45 PM.

Next scheduled meeting Tuesday, February 12, 2019, 7:00 PM at the Township Hall.

Respectfully submitted,

Frank J. Kalasky, P.E.
Secretary