

SHERMAN TOWNSHIP ZONING/PLANNING COMMISSION MEETING
March 12, 2019

Vice-Chairman Thornton called the meeting to order at 7:00 PM.

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

Members Absent: Alan Ford

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

Minutes: Motion by Sahli, support by Mifsud, to approve the February 12, 2019 minutes as presented. Motion carried 5-0, Pueschel abstain.

Agenda: Approved by consensus

Public Comment: There were no public comments

New Business:

Chris Hamilton of SCMCCI contacted Vice-Chairman Thornton regarding permits required for a 911 tower project to be located on the St. Joseph County Sportsman Club property (23640 Featherstone Road). The PC concluded that the tower itself may be exempt from permit requirements under the essential services ordinance (3.12) but any associated building would require a special land use permit per ordinance (9.05W). Vice-Chairman Thornton to relay this information on to Ms. Hamilton.

Ben and Jamey Rouch addressed the Planning Commission regarding amending the Rouch World Planned Unit Development (PUD) to allow six (6) supervised night rides per year in the Off Road Vehicle park. Most vehicles would be Jeeps and rides would be supervised with a lead vehicle. Rides could be any evening but would most likely be on the weekends. All vehicles would be off the trails by midnight. All other ORV park restrictions would remain in place.

Discussions revolved around whether this activity should be considered a major or minor change to the PUD agreement (Section 14.04(K)(2)). A major change would require a Part I and Part II review including a public hearing. A minor change would require only a Part II review. Vice-Chairman Thornton polled the Commission members as to their thoughts if these conditions 1) would not adversely affect the initial basis for granting approval, and 2) will not adversely affect the overall planned unit development in light of the intent and purpose of such development and be considered a minor change. Ayes-Pueschel, Sahli, Mifsud, Kalasky, Krontz; Nays-Thornton.

A motion was made by Pueschel, support by Sahli, to recommend to the Township Board to amend the Rouch World Planned Unit Development agreement to include up to six (6) night rides per year in the ORV park to be concluded by midnight. All other restrictions in the ORV park section of the PUD document are to be followed. Motion passed 5-1. (Ayes-Pueschel, Sahli, Mifsud, Kalasky, Krontz; Nays-Thornton).

A motion was made by Thornton, support by Mifsud, to request the Township Board provide a signed copy of the Rouch World Planned Unit Development document to all Planning Commission members for future reference. Motion passed 6-0.

A motion was made by Thornton, support by Mifsud, to request the Township Board provide a listing of all fees associated with Township planning procedures to all Planning Commission members for future reference. Motion passed 6-0.

Master Plan Update:

Lee Adams, Southcentral Michigan Planning Council, reviewed Chapter 1 (Introduction) and Chapter 6 (Plan Preparation and Publication) of the revised Township Master Land Use Plan. Mr. Adams proposed reviewing and making edits of the entire rough draft of the revised plan at the next Planning Commission meeting.

Old Business:

Vice-Chairman Thornton distributed copies of a draft shooting range ordinance dated 03-12-19 prepared by Roxanne Seeber (Bauckham, Sparks, Thall, Seeber & Kaufman PC). A discussion followed regarding language related to all weather access road access and to include the references to the National Rifle Association design standards.

A motion was made by Krontz, support by Mifsud, to conduct a public hearing on the draft shooting range ordinance at the April 9th Planning Commission meeting and to postpone the Master Land Use rough draft review until the May PC meeting. Motion passed 6-0.

Secretary Kalasky to prepare an updated draft of the 03-12-19 shooting range ordinance and publish the required notice for the public hearing in the Sturgis Journal.

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

Next scheduled meeting: Tuesday, April 9, 2019, 7:00 PM at the Township Hall.

Respectfully submitted,

Frank J. Kalasky, P.E.
Secretary