

SHERMAN TOWNSHIP ZONING/PLANNING COMMISSION MEETING
September 10, 2019

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

Members Present: Alan Ford, Roger Krontz, Vince Mifsud, Frank Kalasky

Members Absent: Bill Pueschel

Visitors: Karen Garcia, Jamey Rouch, Arnie Switalski, Mike Sanford, Tammy Sanford, David Baldwin, Steve Wolf, Lee Adams

Minutes: Motion by Mifsud, support by Krontz, to approve the August 13, 2019 minutes as presented. Motion carried 4-0.

Agenda: Approved by consensus

Public Comment: Arnie Switalski, (56837 Nottawa Rd., Nottawa Twp.) distributed an article from the Wall Street Journal titled "If You Want 'Renewable Energy', Get Ready to Dig" (08/06/19) to all present. The article explained the actual costs of renewable energy sources when materials of constructions are included. He encouraged all municipalities to take this perspective when renewable energy ordinances are being drafted.

New Business:

At 7:05, Chairman Ford opened the public hearing on Karen Garcia's request for a Special Land Use Permit (SLUP) to operate a reception venue/event center at 65281 M66 (former Earth & Sky Garden Center). Ms. Garcia stated her business would be available seven days per week but most activity would be on the weekends, all food and beverages would be catered, and she would be the only employee. All activity would be inside the building and would conclude by 11:00 PM. Opening would be at 3:00 PM. The occupancy levels would be established by the building inspector/fire marshal. There is adequate parking at the location.

Mike and Tammy Sanford (65212 M-66) stated that they have no issue with the business but an event was held at the facility a few weeks ago and the noise generated was very loud. The noise could be heard inside their home. They were concerned that activity at the venue would be disruptive to them. David Baldwin (27961 Maystead Rd.) also expressed concerns about noise.

Chairman Ford asked if there were any other public comments. Hearing none, he closed the public hearing portion of the meeting at 7:35 PM.

A general discussion followed regarding methods to minimize the noise generated by activities on the property. Since the building will be remodeled, it was suggested that sound deadening construction materials be utilized in both the side walls and ceiling. Non-opening windows on the west side of the building, a location for the band facing to the east, installation of a heating, ventilating and air conditioning system that would permit all doors to be kept closed during events were also discussed. Lee Adams, Southcentral Michigan Planning Council, suggested that regulations for any activity be by outputs (i.e. noise levels at the property lines, etc.) rather than specific building requirements.

Ms. Garcia was receptive to limiting the music hours to 10:00 PM on week days. She was invited by Jamey Rouch to inspect the event venue at Rouch World as an example in the use of sound deadening materials. Mr. Rouch stated that a wedding reception was to be held at Rouch

World the next Saturday and Ms. Garcia and the PC is welcome to monitor the noise levels at the property line. Ms. Garcia is to discuss the noise issue with her remodeling contractor and report back with her solutions to the Planning Commission at the October meeting.

A motion was made by Mifsud, support by Kalasky, to table the issuing of a SLUP for the event center until the October Planning Commission meeting. Motion passed 4-0.

Secretary Kalasky shared information for the Michigan Association of Planning's 2019 Annual Conference to be held in Kalamazoo September 25-27 with the Planning Commission members.

Old Business:

Lee Adams, Southcentral Michigan Planning Council, distributed revised copies of the draft Master Land Use Plan. This version of the Plan included updated maps on septic field restrictions, prime farmland, woodlands, and Sturgis airport runway restrictions. The Planning Commission is to review the latest revision and submit questions for Mr. Adams to Secretary Kalasky. A final review of the draft plan will be conducted at the October PC meeting.

Chairman Ford requested a quotation from Southcentral Michigan Planning Council to assist the Planning Commission with integration of the basic concepts established in the revised Master Land Use Plan into the Township Ordinance Manual. The proposal should also include updating existing ordinances to eliminate confusion and to be in compliance with current statutes.

Adjourn: Motion by Mifsud, support by Krontz, to adjourn. Motion passed 4-0 at 8:10 PM.

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

Respectfully submitted,

Frank J. Kalasky, P.E.
Secretary