

SHERMAN TOWNSHIP ZONING/PLANNING COMMISSION MEETING
December 10, 2019

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

Members Present: Alan Ford, Roger Krantz, Vince Mifsud, Bill Puschel, Frank Kalasky

Members Absent: None

Visitors: Ben Rouch, Jamey Rouch, Tim Carls, Rod Borgert, Steve Wolf,

Minutes: Motion by Puschel, support by Mifsud, to approve the November 12, 2019 minutes as presented. Motion carried 4-0, Ford abstain.

Agenda: Approved with the addition of comments by Supervisor Wolf under New Business

Public Comment: None

Old Business: None

New Business:

Chairman Ford opened the discussion of the revision to the Rouch Planned Unit Development (PUD) agreement to include shooting ranges and a gun store per the site plan dated 07/30/19. Item 8 on the 07/30/19 site plan lists number of shooting bays, hours/days of operation, safety officer presence, and the use of Tannerite type products for the shooting ranges and location, building size, hours/days of operation, number of employees for the gun store. The west set back scales to two hundred fifty (250) feet, the north set back on the two hundred fifty (250) yard bay scales to one hundred (100) feet. Sherman Township ordinance 2019-06-17-01 lists minimum set backs of two hundred fifty (250) feet on all sides of shooting ranges. Ben Rouch stated that all shooting bay backstops are greater than twenty (20) feet high. There are restrictions on gun movement on the one hundred (100) yard range. The areas around the west and north side of the shooting bays are heavily wooded. There are no residences within one half (1/2) mile of the proposed shooting bays (other than the Rouch homes). The gun store building would be at the entrance to the ORV park, would include ORV registration and would meet all required Federal and State licensing requirements.

Chairman Ford opened the public comment period at 7:25 PM. Tim Carls (63044 Klinger Lake Road) asked if there were restrictions on caliber size? All caliber sizes permitted in Michigan would be allowed on the ranges. The use of binary explosive devices (Tannerite, etc.) would be limited to commercially available sizes. At the October 2019 Officer Appreciation Event, noise levels were monitored along Findley and Borgert Roads with the maximum level recorded at 60 dBL. Supervisor Wolf stated that after the 2018 Officer Appreciation event, he contacted local residents and that there were no complaints regarding noise.

Rod Borgert (62831 Borgert Road) questioned the layout of the shooting bays. Ben Rouch stated that the bays were configured to utilize the site topography. Mr. Borgert vehemently opposes the proposed layout of the shooting bays as they are directed north and west towards his property.

Hearing no other public comments, Chairman Ford closed the public comment period at 7:35 PM.

A motion was made by Mifsud, support by Krantz, to revise the Rouch Planned Unit Development agreement to include shooting ranges and gun store per the site plan dated 07/30/19. The shooting ranges are to be in compliance with Township Ordinance 2019-06-17-01 (Sport Shooting Ranges). The hours of operation of the shooting ranges are to be revised to 10:00 AM until 7:00 PM for the annual Officer Appreciation Day event only. Motion passed 5-0 (Ayes: Pueschel, Mifsud, Ford, Kalasky, Krantz. Nays: None).

Supervisor Wolf informed the PC on the following topics:

- 1) The township supervisors in St. Joseph County have enlisted the help of a consultant to review the installation of 5G communication equipment in the county. Their findings will be passed on to the Planning Commission by Supervisor Wolf and should be considered in the pending update of the township ordinance manual.
- 2) Supervisor Wolf distributed copies of a draft ordinance regarding dog kennels. It has been drafted by Doug Kuhlman. Mr. Wolf also distributed copies of an e-mail from Marcy Emmendorfer of Sherman Township dated Dec. 8, 2019 to Doug Kuhlman requesting additional regulations for dog kennels in Sherman Township. Supervisor Wolf suggested this ordinance language be reviewed in the pending update of the township ordinance manual.
- 3) During the Township Board review of the proposed Master Land Use Plan, it was noted that the current ordinance manual (Table 6.02) prohibits farms, including farm buildings, in Rural Preservation (RP) districts. While existing farms are permitted under the grandfathering provision, the transfer of ownership of farm property in RP would prohibit the continued farming of the specific parcel. Supervisor Wolf suggested this language be reviewed in the pending update of the township ordinance manual.

Adjourn: Motion by Mifsud, support by Krantz to adjourn. Motion passed 5-0 at 8:30 PM.

Next scheduled meeting: Tuesday, January 14, 2020, 7:00 PM at the Township Hall.

Respectfully submitted,

Frank J. Kalasky, P.E.
Secretary