

Flowerfield Township  
Saint Joseph County Michigan  
Planning Commission

Meeting Minutes 20 July 2017

Meeting called to order by Joe Woodin 6:50 PM present were Ron, Rich, Neil and Doug. Greg and Marty were both absent

There were no board member additions to the agenda. Motion made by Rich to approve the agenda as written and was seconded by Neil. Vote was all in favor

No board member comments were made

Motion was made by Ron to approve the minutes of the 15 June 2017 meeting as written, seconded by Rich. Vote was all in favor.

There was not any public present and therefore no comments, applications or special exceptions

Two items of correspondence were received by Joe and presented;

A copy of a letter from Stephen Mahoney a Resource Analyst at the Michigan Department of Agriculture and Rural Revelopment to Mr Ryan Hunter explaining site approval for a new swine sow facility in Flowerfield township and a copy of this letter was informing Flowerfield township. There was a brief discussion of the Township board meeting and the public concerns during that, also that there would be a meeting at which Mr. Hunter would address some of the public concerns and his plans.

The second was a memorandum form The Intermunicipality Committee's Mr. Rand Bowman regarding land divisions and zoning ordinance. This was also discussed briefly, Mr. Kuhlman Flowerfield Township's Zoning Administrator explained that this was basically a solicitation for consulting on this subject.

No further actions were taken on either piece of correspondence.

Old Business covered the review of our proposed Zoning Ordinance by the County Planning Commission and their consultant. After quite some discussion the Flowerfield Planning Commission agreed that several of the concerns brought forward were not relevant to our unique township following are the actions discussed and the recommendations;

It was recommended that we add a definition for Agribusiness and Agritourism, the decision was that this could be added as a text amendment should it become necessary and to write a definition now might limit the scope for what may not be thought of yet.

A definition of "Family" was asked for and the decision was to look at what the State of Michigan used for this as well as asking our legal counsel

the Definition of Floodplain and related terms. It was decided that this needed to be accurate and consistent throughout the ordinance and terms should be the same as State and Federal agencies.

We should indeed define setbacks for waterfront lots especially if they are on a road corner. This should include a definition of what is the front, back and sides of any waterfront lot.

We would change wording wherever necessary, changing MDNRE to read MDEQ or successor agency.

We would not add anything about “Solar Farms” as it is totally unknown what these may consist of or how they might affect the township.

The definition of Churches should be modified and be given additional names with an and/or. This should include “Religious Institutions” and “ Places of Public Assembly”

Some type of power for the Zoning Administrator to require a deposit should they deem it necessary should be added. The Administrator should also be able to approve minor site changes without a review by the Planning Commission.

The review asked if there was a separate Municipal Civil Infraction Ordinance as required by State Law. This is something that will have to be answered by the Township clerk and should be included in our discussion at the next meeting.

New Business, a next meeting date of 24 August 2017 was agreed upon

A motion to adjourn was made by Rich at 8:59 PM and seconded by Ron, Motion carried