

**SHERMAN TOWNSHIP ZONING/PLANNING COMMISSION MEETING**  
**February 12, 2019**

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

Members Present: Alan Ford, Lance Thornton, Kathy Sahli, Roger Krontz, Vince Mifsud, Frank Kalasky

Members Absent: Bill Pueschel

Visitors: Randy Chupp, Jamey Rouch, Ben Rouch, Steve Wolf, Doug Mostrom, Rod Borgert, Tim Carls, Rodney Chupp, Lee Adams

Minutes: Motion by Sahli, support by Thornton, to approve the January 8, 2019 minutes as presented. Motion carried 5-0, Mifsud abstain.

Chairman Ford opened the public hearing portion of the meeting regarding the rezoning of the Randy Chupp (26883 North Shore Drive) property (014-205-006-00) located at 26895 Banker Street from Waterfront Residential (WR) to Rural Residential (RR) at 7:05 PM. Discussions included the physical description of the property in question, definition of waterfront residential and split zoning of a property.

Hearing no other public comments, Chairman Ford closed the public hearing at 7:25 PM.

A motion was made by Thornton, support by Krontz, to recommend to the Township Board to approve an ordinance (to be written) to rezone the section of property 014-205-006-00 north of the Perrin Lake North Shore subdivision from Waterfront Residential (WR) to Rural Residential (RR) with the remaining property located in the Perrin Lake North Shore subdivision to remain Waterfront Residential (WR). Motion carried 6-0.

Secretary Kalasky to prepare the specific ordinance and forward the required information to the St. Joseph County Planning Commission for review.

**Old Business:**

Chairman Ford distributed copies of a draft shooting range ordinance dated 02-12-19 prepared by Roxanne Seeber (Bauckham, Sparks, Thall, Seeber & Kaufman PC). A discussion followed regarding setbacks from property lines, berm heights, locations based upon all weather access roads, and determining safe design criteria. Roxanne Seeber is to be contacted for clarification of setbacks, the requirement of having a mandatory site review by an experienced engineering firm and locations limited to access from all weather highways. She is to prepare a revised draft shooting range ordinance (minus the DNR Shooting Range Rules) for the March Planning Commission meeting.

As it is referenced in the latest draft shooting range ordinance, Chairman Ford distributed a copy of the National Rifle Association "2012 NRA Range Source Book" to the Rouches with a second copy to be kept on file at the Township Hall.

**New Business:**

Chairman Ford made a suggestion that since the Township Ordinance Manual was adopted in 2006, it be reviewed by the Township attorney to check for conformance with current laws.

Chairman Ford also provided a list of ordinance topics to be reviewed:

Road easement reduced from 66 feet to 40 feet

End of road clarification  
Non-farm barn construction on non-residential lots  
Home based businesses, more than family and number of employees  
Accessory building size based upon set backs/percentage of lot square footage  
Set backs for unique locations and shaped lots  
Access to private roads with plotted lots without road associations

A motion was made by Sahli, support from Mifsud, to recommend to the Township Board to have Bauckham, Sparks, Thall, Seeber & Kaufman PC review the Township Ordinance Manual for conformance with current laws. Costs not to exceed two thousand dollars (\$2,000.00).  
Motion passed 6-0.

Ben Rouch requested that the Rouch World Planned Unit Development (PUD) be revised to include a limited number of night rides in the Off Road Vehicle park. Mr. Rouch is to provide specific information at the next Planning Commission meeting in preparation for a PUD amendment.

Township Supervisor Wolf asked if anyone on the Planning Commission had any insight into a special land use permit for the Intermediate School District operation on 62445 Shimmel Road. No current Planning Commission members had information on a special land use permit for the ISD.

Supervisor Wolf requested that the Planning Commission include a review of a solar energy ordinance at a future meeting as he has had inquiries for installations in the Township.

Master Plan Update:

Lee Adams, Southcentral Michigan Planning Council, reviewed a draft future zoning map for the Township. The map is based upon the current zoning map with the addition of a commercial corridor along M-66. General consensus was the map should display the various zoning districts with more clarity.

A request was made to display the land in the Township currently enrolled in the Farmland Preservation Program (PA 116) in the final land use plan.

It was determined that there are no significant contaminated or blighted sites in the Township therefore a redevelopment plan is not required in the land use plan.

A tentative schedule was discussed in which the updated land use plan would be introduced at the next PC meeting, a detailed review conducted at the following meeting and approval of the revised plan at a third meeting.

Adjourn: Motion by Sahli, support by Mifsud, to adjourn. Motion passed 6-0 at 9:05 PM.

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

Respectfully submitted,

Frank J. Kalasky, P.E.  
Secretary