

HILLSDALE COUNTY PLANNING COMMISSION
Minutes

The **Hillsdale County Planning Commission** convened at the Intermediate School District Offices, 310 W. Bacon Street, Hillsdale, Michigan, on Monday, August 16, 2010.

Members present: Fred Fowler, Ned Bever, Mike Potts, Brad Densmore, Deb Sikorski, Sarah Fronczak, Gary Reppert

Members absent: Ken Lautzenheiser

Others present: Nicolas Wheeler, William Bishop

Call to Order: Ned Bever called the meeting to order at 1:30 p.m.

Approval of Minutes: *B. Densmore moved to approve the Minutes of May 17, 2010. D. Sikorski supported. Motion unanimously carried. M. Potts moved to approve the Minutes of June 21, 2010. B. Densmore supported. Motion unanimously carried.*

Approval of Agenda: *D. Sikorski moved to approve the agenda F. Fowler supported. Motion unanimously carried.*

Public Comment: *None*

Agenda Items:

Somerset Township Zoning Amendments

- a. *Section 5.16 "Temporary or Seasonal Uses" was added. D. Sikorski moved to recommend approval of the addition of section 5.16. M. Potts supported. Motion unanimously carried.*

- b. *Section 5.24 "Outdoor Wood Furnaces" was added. There was discussion concerning item C 9 that requires a minimum of five (5) acres. It was discussed that with a 125 foot setback from property boundaries and a requirement of 40 feet from the residence, that a five (5) acre minimum may be too restrictive and the Township Planning Commission should reconsider the minimum. There was also discussion on item D 4 and that it should be more specific on what is considered a nuisance and not leave too much judgment to the zoning administrator. There was also a question on why the Township is only regulating outdoor wood furnaces and not other fuels. D. Sikorski moved to recommend approval of the addition of section 5.24 with the recommendation to reconsider reducing the minimum parcel size. F. Fowler supported. Motion unanimously carried.*

- c. *Section 5.5.9(i) "Wind Energy Conversion System" was added. There was discussion about section 5.5.9(i) and that the section omitted some important information and that perhaps the Somerset Planning Commission should review the Reading Township and Adams Township ordinance. S. Fronczak moved to not recommend approval of the addition of Section 5.5.9(i) as written and forward a copy of the reading Township and Adams Township ordinance. Further discussion on the omission of setbacks to buildings, nothing addressing shadow flicker, no delineation in sizes between the various types of systems and the decibel level of 55 may be too high. D. Sikorski*

moved to recommend the Township Planning Commission address setbacks to buildings, include a part addressing shadow flicker, lower the decibel level to 45 and delineate the sizes between, Agricultural, Private and Commercial systems. G. Reppert supported. Motion unanimously carried.

d. *The following items were revised to conform to the Michigan Zoning Enabling Act*

- i. Section 1.1 “Enacting Clause” was changed*
- ii. Section 5.5.4 “Public Hearings” was changed*
- iii. Section.5.5.6 “Determination and Imposition of Conditions” was changed*
- iv. Section 5.5.7 “Approval, Grant or Permit” was changed*
- v. Section 6.8 “Public Hearing Notice Requirements” was added*
- vi. Section 7.1 “Board of Appeals Established” was changed*
- vii. Section 7.1.a “Membership” was added*
- viii. Section 7.3 “Variance” was changed*
- ix. Section 7.5.5 “Notice of Hearing” was changed*
- x. Section 8.2 “Amendment Procedures” was changed*

D. Sikorski moved to recommend approval of all ten (10) amendments. S. Fronczak supported. Motion unanimously carried.

Litchfield Township PA-116 – *Only cover letter received, need full application to review.*

Planning Commission Administrative Assistance – *N. Wheeler informed the planning commission members that due to a loss of personnel in his office the equalization office can longer effectively serve the planning commissions needs. There was discussion on possibilities for filling the administrative needs and will be addressed further at the September meeting.*

Old Business

- a. Economic Development Representative** – *N. Bever reported that someone had been appointed to the position for the Economic Development Partnership but backed out at the last minute and that Sue Smith will now be filling that roll.*
- b. HCPC Ordinance Status** – *Section 111.A.8 that states “PREPARE, ADOPT AND MAINTAIN A CAPITAL IMPROVEMENT PROGRAMS (CIP) FOR CAPITAL EXPENDITURES OF THE GOVERNMENT” will be removed and the ordinance will then be ready to be addressed by the Hillsdale County Board of Commissioners.*
- a. Hillsdale County Master Plan** – *There was no action on the plan.*
- b. Picture Hillsdale Project** – *A letter from Charles McKeown was received with the option of terminating the memorandum of understanding. B. Densmore moved to terminate the memorandum of understanding. M. Potts supported. Motion unanimously carried.*

New Business – *None*

Communications

- a.** *G. Reppert reviewed house bills 6151 (PA 135) and 6152 (PA 134) and the affects they have on the County Planning Commission.*

- b.** *A reminder that the next meeting of the planning commission has been changed to September 13, 2010 instead of September 20, 2010.*

Public Comment: *William Bishop asked about the change that would remove the Capital Improvement Program from the duties of the planning commission.*

Adjournment: *F. Fowler moved to adjourn the meeting at 3:10 p.m. S. Fronczak supported. Motion unanimously carried.*

Respectfully submitted,

Ned Bever, Chair

Recorded by: Nicolas Wheeler, Equalization Director, County of Hillsdale