

Grant Township Planning Commission

Meeting Minutes

January 18, 2018

Opening

The Grant Township Planning Commission was called to order by Diana Ludlow, chairperson, at 7:00 pm. on January 18, 2018. Minutes were reviewed by members. Laura made a motion to approve the minutes from the December 21, 2017 meeting with a correction to visitor name and one typo, the motion was seconded by John. All in favor and the motion passed.

Present

Laura R Irwin, Diana Ludlow, Edith Elsenheimer, Pam Hawley, John King, and Tim Martis

Absent: 1 – open position on the board at this time

Purpose

- Wedding Barns
 - Diana has researched other areas and found some examples of rulings
 - Venues can only be held during the months of April – October
 - No more than one per week
 - Must be original barn – upgraded to meet current requirements
 - Tyrone and Sparta Townships have barns with special use permits
 - Per building inspector – This must be a commercial venture
- Reviewed Williams and Works suggestions for Barn Ordinance
- ZBA would be able to approve under Special Use
- Planning Commission would need to approve/deny the permit itself
- Parcel would need to be rezoned from AG to Commercial

The building inspector gave examples of county rules such as serving alcohol would need to be reviewed by the State (NOTE: Grant Township is a dry township)

The board will need to review Special Events & festivals to ensure this example meets our needs. Board members asked to review, make notes on questions and changes. Do we want to encourage this type of venue? A motion to table discussion was made by Edie and seconded by Tim. All in favor and the motion passed.

A driveway permit submitted by John Abbott on Walnut Ave. requesting to split his 15-acre parcel and sell his current home. Doing so would not allow for the townships 4 – 1 ratio. Our planner discourages issuing permits for shared driveways as it can lead to problems with usage,

land owner arguments. Question: Is our ordinance and requirements too restrictive asking for a cul de sac? 1992 – ordinance for private roads was initiated for safety reasons.

Request for private drive property split was Denied with a motion by Diana Ludlow, seconded by Laura. All in favor and the motion passed.

- There have now been inquiries on barn venues within the township and questions on marijuana regulations. At this time the board has not made any decisions and is waiting on guidance from the state.
 - There are many items to look at regarding licensing; separate areas including Grow/Transport; Dispensary; Caregivers and edible licenses.
 - Many townships have not opted in or out as the state has not yet made any decisions on approval

SOLAR

The following changes will be completed in our current ordinance:

- Change - Section 7.1 B.1 - Agricultural
- Add - 7.1. B.1 – E Ground and building mounted solar energy collectors as an accessory use to a dwelling or agricultural principal use.
- Add – 7.1 -B.1 – N Commercial solar energy system as a principal use: Special Land Use
- Add 7.2.B.1 – Rural Residential
- Add 7.2.B.1.D – Ground and building mount solar energy collector as an accessory use to a dwelling
- Add – 7.3.B.1.C – Lake Residential – Ground mount and building mount solar energy collector as an accessory use to a dwelling
- Section 7.4.B.1.Y – Use Regulations – Commercial – Add – Ground and building mounted solar energy collector as an accessory use: possible site review
- Add - 7.5.B.1.I – Use Regulation – Industrial – Ground and building mount solar energy collector as an accessory use
- Change – Section 9.15 Solar Energy Collectors – Commercial
- Section – 9.15.C – Remove: sentence These systems.....dwellings.
- 9.15.C.1 a – add: and/or accessory building – unless in cases of lakefront lots. ***See – lakefront addendum
- Remove 9.15.C – 2,4, and 6

Will continue discussion and update at next meeting.

Adjourned at 9:00 p.m. The next meeting will be held on February 15, 2017 at 7 pm.

Minutes submitted by: Gladys VeltKamp, Clerk