

Grant Township Planning Commission

Meeting Minutes

March 15, 2018

Opening

The Grant Township Planning Commission was called to order by Diana Ludlow, chairperson, at 7:00 pm. on March 15, 2018. Minutes were reviewed by members. Edie made the motion to approve the minutes with two typing corrections from the February 15, 2018 meeting which was seconded by Laura. All in favor and the motion passed.

Present

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

NOTE: Joe Newton has been added to the Planning Commission beginning April 19, 2018.

Purpose

Kim provided an update on current zoning permit requests and then introduced Dan Welch, who has asked permission to present a proposed project to the board for consideration.

- Project addresses need for housing in this area specifically for our young people
- Project name is: Stepping Stones Program
- Project would have most of the work performed by the KCCT Center and provide housing for Mr. Welch's employees, many are struggling to be able to get into that first home.
- Fremont Foundation has been contacted, also True North
- Building Inspector has given input. There are many variables that will need to be worked out regarding reuse of old trailer frames, HUD approval laws, septic/well inspections and if these would be considered new construction or remodels

Wedding Venue Building – exploration by township resident- What will motivate the Township to say Yes to this type of venue?

- New Construction of Barn Type building for Wedding parties
- Location – Spruce/22 Mile Road area (Catrina Dr.)
- Maximum Occupancy – 130 people
- Commercial business in an Ag District will need a special use variance
- Land owner has contacted building inspector and has state guidelines for parking
- Next step is property development
- Will need to also be added to Township Ordinance / Zoning

The board will continue to review this issue and respond.

SOLAR

The board reviewed and discussed all changes made from January and February meetings. The next steps will be sending all information to our planner to review, then schedule a public hearing (May). This will need to be published 2 weeks prior to the May meeting.

A motion was made by Laura to adopt the changes, seconded by Edie. All were in favor and the motion carried. Gladys will send meeting minutes to the planner to update our Ordinance and send back to us for acceptance.

The board discussed the need to review all ordinances for accuracy. Many are very outdated and need to be brought current, approved and adopted.

The Master Plan is also due for review. Further discussion on these item in April.

The following changes will be completed in our current ordinance according to the January 18, 2018 meeting.

- 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 needed
- Add - 7.5.B.1.I – Use Regulation – Industrial – Ground and building mount solar energy collector as an accessory use

The following updates will be completed from the February 15, 2018 meeting.

- Insert – Section 9.15.1 - Solar Energy Collectors – Rural Residential
 - A. Ground-Mounted &/or Building Mounted Solar Energy Collectors. The following requirements apply:
 1. Location – The unit may be located in the rear yard and/or the side yard but shall be subject to the setbacks for principal buildings and/or accessory buildings according to district of residence.
 2. Maximum size: 1500 square feet of collector panels per ground-mounted solar energy collector structure.
 3. Maximum Height: 16 feet, measured from the natural grade below the unit to the highest point.

- Change – Section 9.15.2 – Solar Energy Collectors & Buildings - Commercial
- Section – 9.15.C – Removed, rewritten and moved to 9.15.1 – A.
- 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, 6, and 7
- Section - 9.15.2
 - D. Commercial Solar Energy System - Changes

1. Minimum Setbacks – New construction - 100 ft of rear or side yard - for ground mounted systems. Does not apply to preexisting buildings.
2. Maximum Height – 16 ft, measured from the natural grade below the unit to the highest point. 35 ft. for building mounted units.
 - 5– h. In first sentence change the verbiage –from abandonment to decommissioned

A motion to adjourn was made by Tim Martis, seconded by Laura Rodriguez at 8:45 p.m.

The next meeting will be held on April 19, 2018 at 7 pm.

Minutes submitted by: Gladys VeltKamp, Clerk