

Township of Somerset, County of Hillsdale, Michigan - Planning Commission Minutes
May 11, 2021/Page 1 of 2

CALL TO ORDER - The regular meeting of the Township of Somerset Planning Commission was called to order by Chairperson Connie R. Gale, on Tuesday, May 11, 2021 at 7:00 PM in the Somerset Center Community Room, 12715 E. Chicago Road, Somerset Center, Michigan. The Pledge of Allegiance was said. In attendance there were five residents.

ROLL CALL OF PLANNING COMMISSION MEMBERS - Chairperson - Connie R. Gale - (Present) -Vice Chairperson Namoo Carolan - (Present) -Secretary - Richard LaRowe no longer a member of the Planning Commission - Board Representative David Pumfrey - (not present and no notification of such absence) - Member Lynn Hartzler - (Present)

APPROVAL OF MINUTES - Namoo Carolan motioned to approve the Planning Commission Minutes of March 9, 2021. Second by Lynn Hartzler Ayes: 3 Nays: 0 Minutes approved.

APPROVAL OF AGENDA - Lynn Hartzler motioned to approve the Agenda. Second by Namoo Carolan Ayes:3 Nays: 0 Agenda approved.

CONFLICTS OF INTEREST - No member noted a conflict of interest for the topics to be considered by the Planning Commission at this meeting.

PUBLIC COMMENTS: no comments

CORRESPONDENCE RECEIVED: No correspondence was received for this meeting.

COMMENTS FROM BOARD REPRESENTATIVE, ZONING ADMINISTRATOR, ZONING BOARD OF APPEALS: Connie Gale, as a member of the Zoning Board of Appeals, stated there had been no meetings since the last report.

PUBLIC COMMENTS: no comments

UNFINISHED BUSINESS: Connie Gale provided the report based upon the meeting with the Region 2 Planning Commission in working with items previously reviewed and determined by the Planning Commission for revising the Zoning Ordinance. It was noted the references to the Master Plan which is the policy that the Zoning Ordinance is to reflect. The Zoning Districts were corrected including RNF without the additional unnecessary reference as "rural"; Light Industrial District was specified as LI; Lake Residential is not limited to water front areas; Suburban Residential District is clarified as part of the rural environment. The item referring to accessory buildings within the context of wording which implied analyzing what would be within the building was eliminated as unrealistic; site condominiums, subdivision plats, bed and breakfast facilities, public and private schools were removed as permitted in AG, RNF and RL; hospitals are currently non-existing but the Zoning Ordinance having such as not allowed within residential zoned areas was also noted as not allowed in the agricultural zoned area. It was noted the Region 2 Planning Commission had advised the condominium ordinance needed review by the Township Attorney. The term Mobile Home was corrected to "Manufactured Housing". Accessory buildings are to be allowed without the Principal Building but correctly placed such that a Principal Building can be established later. The proposed prior lengthy sign ordinance was reduced to a simplified version previously approved by the Planning Commission. The prior proposals of 'Commercial Vehicle Parking and Storage' and the 'Recreational Vehicles and Equipment' were

eliminated as needing further review. Performance Standards were made more realistic as to items such as noise, smoke and odor, particularly in the agricultural zoned area. The Enforcement Ordinance would refer to the previously approved Enforcement Policy regarding such Ordinance. The one item would be eliminated which allowed having each day be considered a new infraction rather than within context of an initial infraction date. The provisions as to commercial wind energy were removed to later review an updating of the ordinance within context of current construction and use of commercial wind energy in other areas. The proposed Billboard Ordinance was previously reviewed and not changed. There were some additions to the ordinances regarding the Zoning Board of Appeals. The proposed reference to State Section 125.3601(12) notes requiring at least three regular members to be present for a meeting. There is limitation as to a Zoning Administrator appealing to the ZBA for an interpretation of an ordinance based upon the Zoning Administrator's decision in enforcement of the Zoning Ordinance. The Zoning Ordinance definitions reflected changing the word "family" to simply individual(s). The home occupations could entail use of the accessory building as well as the primary building. The term kennel was more realistically defined as a commercial establishment involving animals such as dogs and cats.

Upon conclusion of the review, a motion was made by Namoo Carolan to forward the detailed proposals to the Township Attorney to review within the context of having the Planning Commission be able to review and propose an actual updating of the Zoning Ordinance for public hearing(s). Second by Lynn Hartzler Ayes: 3 Nays: 0 Motion approved.

New Business: no new business took place

Any other Business/on-going Business: no other Business/on-going Business took place

Public Comments: Jeff Underwood noted some prior items regarding wind energy and inquired as to allowance of wind energy other than commercial wind energy conversion systems; the Planning Commission affirmed the Wind Energy Conservation Systems is only being amended as to the Commercial WECS. Jon Smith noted the wording in Chapter Three of the Master Plan regarding the design techniques of residential housing and the maintenance of real estate values as inappropriate for both policy and ordinance; the Planning Commission affirmed this type of item was proposed to be eliminated in the Zoning Ordinance and then eliminated in the updating of the Master Plan reflecting the updating of the Zoning Ordinance.

Meeting was adjourned at 8:15 PM by Chairperson Connie Gale

Minutes submitted by Connie Gale, given the resignation of the Secretary Richard LaRowe