

**Paradise Township Planning Commission Minutes**  
**January 11, 2007**  
**Township Hall, 2300 E. M-113, Kingsley, MI 49649**

- A. Meeting called to order at 7:00 p.m.**
- B. Present:** Geisert, Bach, Conroy, Tuller, Sedlacek, Wadford Excused: Schoech  
Alternates: Inman, Smith - Excused  
**In attendance:** ZA/Planner: Marv Radtke, Township Supervisor Marie Dean and Phil Scott
- C. Approval of Minutes:** from Regular Meeting on January 4, 2007. **Geisert/Sedlacek to approve minutes as written – Carried 6:0**
- D. Changes/Deletions:** None.
- E. Communications:** Letter from Chair Michael Schoech regarding his thoughts on our zoning ordinance draft. Geisert handed out information on land divisions.
- F. Public Input:** Phil Scott – He would like to have Mayfield connect with the Village of Kingsley and Paradise Township – to see it as a coordinated area and is at our meeting to see what changes we are making on our new zoning ordinance.
- G. Old Business:**
  - 1. **Development Options** – Review of development options that Radtke passed out. Review of pages 126 & 127 Section 14.07 on Performance Guarantees regarding questions asked about surety bonds and compliance, etc.
  - 2. **Forest Recreation District – Section 5.10 Add K. home Occupations and L. Accessory Structures.** Dean questioned on changing state land to forest recreations and questioned on making it from 2.5 to 10 acres. Roundtable discussion. Marv will cross-check so AG uses go to FR uses. **Section 5.20 Add under I. – Contractors Yard – add Major and Minor.** Radtke reminded commissioners it’s ok to make some things ‘lawful’ non-conforming. We won’t be able to keep all uses “allowed. **Commissioners agreed to make State land into Forest Recreation.**
  - 3. **AG District – Section 6.10 Change 250 ft. to side yard setbacks. Add L. Home Occupations and M. Site Condo.** Radtke look into revising Intent and change the name to Rural Residential. **Section 6.20 Add Parochial and Public under Item B.**
  - 4. **R-1 Residential District – Sedlacek asked for name change on Government Buildings to be called the same as in R-2 which is – Publicly owned and operated municipal buildings, libraries and recreation facilities. Section 7.20 – change to Section 7.30 and add F. PUD language.** Sedlacek asked that Cemeteries become a special use in R-1 and Rural Residential Districts and be removed from R-2 district – commissioners agreed.
  - 5. **R-2 District – Section 8.30. Tuller and Sedlacek dislike the Elderly housing developments – Item D. Roundtable discussion on a different name for this – perhaps Retirement Community.**
- H. New Business:** None
- I. Zoning Administrator Report:** None
- J. PC Joint Member Report and Appointment for Next Month:** N/A
- K. Agenda for Next Week (Special Meeting):** Special Meeting set for Thursday, January 18, 2007 at 7:00 p.m.
  - 1) Zoning Ordinance
- L. Adjourn:** Conroy/Tuller to adjourn at 9:12 p.m. Carried: 6:0