

Paradise Township Planning Commission Minutes
October 4, 2007
Township Hall, 2300 E. M-113, Kingsley, MI 49649

- A. Meeting called to order at 7:00 p.m.**
- B. Roll Call:** Present: Geisert, Bach, Sedlacek, Conroy, Inman; Excused: Tuller, Wadford
Also Present: Marvin Radtke, Zoning Administrator/Planner
- C. Approval of Minutes:** to approve the Minutes of August 2nd as presented. **Carried 5:0**
- D. Changes/Deletions:** N/A
- E. Communications:**
- a. Geisert discussed the Grand Vision meeting at the Park Place scheduled for 10-17-07.
- F. Public Input:**
- a. **Marie Dean:** discussed the County Awards Banquet.
 - b. Marv Radtke: nominations are being sought for various planning awards including Frank Purvis, Roger Williams, special planning projects, etc. The awards banquet is scheduled for 11-01-07 at Twin Lakes.
- G. Old Business:** N/A
- H. New Business:**
- a. **Site Plan Review** – Alltech Tool: Ryan Cox, of Elmers introduced the Site Plan for Alltech Tool, parcel #28-10-005-008-00, located at 646 and 650 W. Main Street, Kingsley, MI 49649. Zoning Board of Appeals has issued a variance for the parcel extending the commercial/industrial use, and modifying the setbacks to accommodate the proposed use. The Township Board has adopted Resolution #07-10-03A granting Alltech a 10 year designation as a Renaissance Recovery Zone under Public Act 376 of 1996. All permitting (MDOT, Drain Commission and Health Department) is completed. Review of the application under Section 9.19 3D 1-8 resulted in following **Motion: GEISERT/INMAN, to approve the Site Plan for Alltech Tool as presented. Carried 5:0**
 - b. **Planning Commission Bylaws:** The Commission discussed proposed updated to The Bylaws which would include additions and/or modification of existing language To address the following issues:
 - 1. Conflict of Interest
 - 2. Ethical Decisions
 - 3. Motions in accord with proper parliamentary procedure
 - 4. Discussion of topics in a uniform manner as they appear on the agendas
 - 5. Procedures for making corrections to Minutes.
 - 6. Maintaining cohesion with Township Board, Zoning Board of Appeals on procedures.Commissioners are to review the existing Bylaws and the literature relative to Conflicts of Interest and Ethics before next meeting at which time a more complete approach to amending the Bylaws will begin.
- I. Reports:**
- a. **Trustee Representative:** Jessi advised the Commission that a public hearing was scheduled for 10-24-07 at 7:00 p.m. for the final review of the proposed Zoning Ordinance and Map; County Planning has recommended approval of the language, and has suggested revisiting zoning density on the Buenaflor property in Section 5. Mr. Buenaflor had requested the parcel(s) be zoned high density (R2) or medium density (R1). The Commission proposed the zoning at medium density – minimum lot size 1 acre, except those portions of land inside the Natural Rivers District which would remain 2.5 acres.

The commission supports, by a 4:1 tally, leaving the proposal as is, supporting the land owner's request for medium density.

b. **ZBA Representative:** John reported earlier on the Agenda that the ZBA granted a variance to Alltech Tool.

c. **Planning and Zoning:** Marv discussed the public hearing on the Zoning Ordinance and Map; he is currently gathering information for the Master Plan updates – census data, growth patterns, etc; he gave the Commission additional resources on conflicts, ethics, sample bylaws, and planning, zoning, and township relationships. He also reminded the Commission of the joint meeting with the Village Planning Commission scheduled for 10-09-07 at 6:30 p.m.

d. **Chair:** N/A

J. Agenda for next Month: Bylaws

K. Adjourn: Inman/Bach – adjourn meeting at 8:31 p.m. Carried 5:0