

**Paradise Township Planning Commission Minutes
December 6, 2007
Township Hall, 2300 E. M-113, Kingsley, MI 49649**

A. Meeting called to order at 7:01 p.m.

B. Roll Call: Present: Geisert, Conroy, Tuller, Sedlacek, Inman Excused: Wadford, Bach
Also Present: Marvin Radtke, Zoning Administrator/Planner

C. Approval of Minutes: to approve the Minutes of the Regular Meeting on October 4, 2007 and Joint Meeting with the Village of Kingsley Planning. **Carried 5:0**

D. Changes/Deletions: N/A

E. Communications:

Tuller passed out Chamber of Commerce Online Survey request to a few of the commissioners regarding the Development Guidebook from New Designs for Growth.

F. Public Input: None at this time.

G. Old Business:

1. Zoning Ordinance

Jessi reported that the Township Board held a public hearing on October 24th on the Proposed zoning ordinance and map and the changes requested for review from the board are As follows: Definitions of Buildings, Pasture, Pen, Paddock & Corrals. We need to review Setbacks in all districts, horses and Buenaflor re-zoning request. The public at the October Meeting requested that changes to the ordinance be printed as an appendix, rather than Printing the whole document. Final hearing for the Zoning Ordinance and Map will Be held in February.

Chair Geisert invited the public to discuss the changes as mentioned above. Roundtable Discussion with public and commissioners resulted in the following:

1. Fencing – AG District. Ag #D – change language to read as follows: Structures used to house livestock, provided, however that any such building used for livestock be at least twice the setback from the property line.
2. Building – page 26 – eliminate building reference in set backs
3. Definitions of Pasture/Pen/Corrals – leave as is. Paddock was removed.
4. Add definition for Run: An outdoor/indoor enclosure for domestic animals or poultry.
5. Buenaflor property – leave as is (currently Ag. District).
6. Horses – no changes made, per public present at meeting.
7. Geisert requested the following: Add to Article 6, Rural Residential/Ag - Section 6.04 item I. PUD
8. Setbacks for all districts except Natural Rivers are as follows:
Front: 35 ft., Rear 25 ft., Side – leave as proposed for different districts.
Natural Rivers left as proposed .
9. Page 131, Section 2 regarding Township Board Action was reviewed and agreed to leave as is.
10. Page 33, #2 – strike after “permits”.

Sedlacek/Inman: Proceed with zoning ordinance with recommended changes. Roll call vote: Geisert – yes, Tuller –yes, Conroy – yes, Inman – yes, Sedlacek – yes. Carried 5:0

Roundtable discussion regarding Conroys request to review Section 11.13 Street and Trail Connectivity – 1 A. Currently reads: The minimum width of the vehicular connection shall be 33 ft. – he would like to see it read 66 ft. Further review and discussion will be held at the January meeting.

- 2. **By-Laws** – Review sample by-laws and current by-laws next month.
- H. New Business: None**
- I. Reports:**
 - a. **Trustee Representative** – Sedlacek reported that Marie and Jessi are working on new Township Board By-Laws as old ones are archaic.
 - b. **Zoning Administrator** - Marv reported the compactor station is on hold for a year. He has issued 9 land use permits in the last 30 days. Currently working on GIS info. with GTC. He has purchased an overhead and will share visual aids in the future.
- J. Agenda for next Month:** Bylaws, Zoning Ordinance and Roads (33 ft. vs. 66 ft.)
Inman asked about the fire barn status. The fire barn has been sold (KMP bldg.).
- K. Adjourn: Inman/Tuller to adjourn at 10:05 p.m.**

Public Present and synopsis of comments made are as follows;

Steve Largent – Buenaflor property too fragile to rezone at this time.

Nancy Thornton – lives next to this property and concurs with Largent.

Phil Hamner – appreciated the work done by the planning commission but feels ZO not ready to go to print – see attachment.

Tony Weber – fencing setbacks, review definitions, didn't want setbacks on fencing.

Dick Olds – Same issue with fences as Tony Weber.

Marie Dean – Asked the question regarding 2x the fencing requirement for side yard.

Phil Hamner – Felt the same as Weber/Olds. Listen to people and preserve the farmland.

Tony Weber – Feels fences should be allowed on the property line, don't waste the land.

Gary – Moved here because of the farm land and likes the farm country. Keep fences on property lines

Laren Thorson – Supports Tony Weber on fencing.

Marie Dean – Believes the former ZO was written incorrectly, their intent on the setbacks was for barns only.

Phil Hamner – who is responsible for what, who review and or approves. He would like to see definitions reduced and the planning commissions duties spelled out in the zoning ordinance itself.