

Paradise Township Planning Commission Minutes
May 1, 2008
Township Hall, 2300 E. M-113, Kingsley, MI 49649

- A. Meeting called to order at 7 p.m. and Pledge of Allegiance recited
- B. **Roll Call:** Geisert, Conroy, Case and Hamner present, Tuller and Sedlacek excused. Twp. Supervisor Dean and Zoning and Planning Administrator Radtke present along with 3 guests.
- C. **Approval of Minutes:** Motion by Case supported by Hamner to approve the April 10, 2008 regular meeting minutes as presented. 4 ayes – 0 nays.
- D. **Changes/Deletions to agenda:** None
- E. **Communications:** Radtke asked the Planning Commissioners present if two members of the commission could attend a training seminar on May 28, 2008 at the Hagerty Center regarding the new Michigan Planning Enabling Act. Currently Mr. Loan and Mr. Wicksall of the Zoning Board of Appeals along with Township Supervisor Dean have indicated that they would like to attend. Chairman Geisert indicated that he would go and Commissioner Case would let staff know in the next few days if he can go. Mr. Largent reported that Trout Unlimited is meeting to discuss fish passage options on the Boardman River and will update the Commission when he knows more.
- F. **Public Input:** None.
- G. **Old Business:** Draft Zoning Ordinance: Chairman Geisert asked the Private Road/Drive sub-committee consisting of Steve Largent, Phil Hamner and Phil Case to present its findings and recommendations. Commissioner Hamner presented the committee's findings based upon the review of several Road standards of Townships within Grand Traverse County and they recommend that Paradise Township adopt the Grand Traverse County Road Private Road Standards which include 66' road right of ways and paved 22' road beds for roads accessing 8 or more parcels of land and unpaved road beds accessing 3 to 7 parcels. Road construction standards would have to comply with the Grand Traverse County Road Commission Standards with the exception of roads accessing 3 to 7 parcels, these standards would have to meet the standards as outlined in the Township Draft Zoning Ordinance with a 66' road right of way. It was also noted that we should insert the language into our Ordinance so if the County Road Commission changes standards we would have the opportunity to review and perhaps amend our Standards. Chairman Geisert presented the Mobile Home Park sub-committee's findings which were to eliminate the definitions of "manufactured home" and "manufactured home parks" and to amend the definitions of "mobile home" and "mobile home parks" to mirror Public Act 96 of 1987 (Mobile Home Act) definitions of "mobile home" and "mobile home park" and to add "P.A. 96 of 1987 behind Mobile Home Parks in the R-2 zoning district. Chairman Geisert also noted that we can look more into this when the Planning Commission takes up the Master Plan review. Commissioner Hamner expressed his opinion that we should remove Mobile Home Parks from the Ordinance until the public

indicates where they should go, in essence to create a zoning district that allow for Mobile Home Parks. It was conveyed that we could run into possible legal issues as the Michigan Zoning Enabling Act states that we cannot “zone” out uses and furthermore, it currently exists in the existing Ordinance and that this draft Ordinance was intended to beef up our existing definitions along with adding Site Development standards for non residential uses. Once the Master Plan is reviewed and updated, that is when a substantial review and amendments would occur in the Zoning Ordinance review process. General discussion regarding definition of “Density”. A definition of “density” was reviewed from several Townships’ ordinances and the concern was whether or not to net acreage or gross acreage in the definition. **Motion by Hamner and supported by Case** to table adding the definition of “density” until the June 5, 2008 meeting for further research on the net vs. gross issue. **4 ayes and 0 nays, motion passes. Motion by Hamner and supported by Case** to add the road sub-committee’s recommendation into the draft Zoning Ordinance as amended. **4 ayes and 0 nays. Motion passes. Motion by Geisert and supported by Case** to add the recommendations of the Mobile Home Park sub-committee’s into the draft zoning ordinance. **3 ayes and 1 nay (Hamner) motion passes.**

H. **New Business:** None.

I. **Zoning Administrator Report:** Radtke gave verbal update on the Compactor Station and EMS building along with 8 land use permits issued. Considerable time has been spent investigating the Planning Commissions request on proposed amendments.

J. **Agenda for next month:** Under Old Business – Zoning Ordinance.

K. **Adjourn:** 8:34 p.m.