

**Paradise Township Planning Commission
Minutes of May 4, 2006
Paradise Township, 2300 E. M-113, Kingsley, MI**

- A. **Meeting called to order at 7:00 p.m.**
- B. **Roll Call: Present: Schoech, Geisert, Bach, Conroy, Tuller, Roop, Inman**
Absent: Stiner, Excused: Smith
Present: Marie Dean, Township Supervisor, Roger Williams, Interim ZA/Planner
Rodney Bogart, Village Mayor
- C. **Approval of Minutes:** from Meeting on April 6, 2006 and Joint Meeting with township board on April 12, 2006 **Inman/Roop to approve. Carried 7:0**
- D. **Changes/Deletions: None**
- E. **Communications:** Tuller discussed classes coming up on Friday, May 12, 2006 for Mapping Census Data Online and a class on the Michigan Zoning Enabling Act for Thursday May 18th. Commissioners were asked to contact Tuller by May 5th for registration.
- F. **Public Input: None**
- G. **Old Business:**
1. **Public Hearing – Conditional Zoning Amendment #06-03. Close regular meeting at 7:04 p.m. open public hearing at 7:05 p.m.** Review by commissioners. **Tuller/Bach to approve amendment #06-03 be adopted as written. Carried 7:0 Close public hearing at 7:10 p.m. Reopen regular meeting at 7:10 p.m.**
 2. **Commercial District Review** – Williams reviewed with commissioners the updates on commercial that the sub-committee had been working on. Review of new document by commissioners. Williams suggested planning Commission review/rework our sexually oriented business language as ours is out of date; we need to have a map to show where it's allowed, etc. Tuller asked if we should approve commercial district at a later date, when this language is updated. Williams advised to go ahead and approve tonight and use sexually oriented businesses as a separate issue. **Bach/Conroy to approve language as written and put on agenda next month for a public hearing. Carried 7:0**
 3. **Master Plan Review** – A special meeting was set for May 24th at 7:00 p.m. to review master plan and annexation issues.
- H. **New Business:**
Rodney Bogart, Village Mayor, discussed Bill Clous' property. Clous is interested in annexing his property into the village to obtain sewer and water for higher density residential. Bogart discussed with commissioners the idea of an area to be annexed into the village so potential developers could be annexed into the village without conflict with the township. Current area to be looked at would be Summit City Rd., Sparling Rd., Voice/Slocum Rd. and Blackman Rd. The village would look into giving the township the millage that would be lost, if the village were to become a city. Bogart said he would not "force" people to be annexed, only those who want to be in this circle. It would have to be contiguous too, as it does not make sense to "spot" annex different individuals with the sewer and water. Roop asked about user fees. The village is not interested in that, as they want a return on their investment. Clous may allow an easement for a road that

can be used as a bypass, but at townships potential expense. Bach suggested we get a map and some figures together and discuss at special meeting. Annexation issues will be discussed further at the May 24th special meeting.

- I. Zoning Administrator Report.** Interim ZA Williams discussed the different land use permits he has issued and the letter written regarding a drag strip (not currently allowed in the township).

- J. PC Joint Member Report/Appointment for next month.**
None available.

- K. Agenda for Next Month:**
 - 1. Public Hearing for Amendment 06-02 Commercial District
 - 2. Master Plan Review update
 - 3. Wind Energy
 - 4. Election of Chair, Vice-Chair & Secretary
 - 5. Review/select committee for sexually oriented businesses

- L. Adjourn: Bach/Roop to adjourn at 8:30 p.m.**