

Paradise Township Planning Commission Minutes
Thursday, June 7, 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, Inman

Also Present: Planner/Zoning Administrator, Marvin Radtke

C. Approval of Minutes: Conroy/Inman to approve as written – carried 7:0

D. Agenda: No changes

Communications: None

E. Public Input:

The following is text discussion:

1) Steve Largent – Has several comments & amendment suggestions – see attached sheet.

2) Richard Stiner – Owns 100 acres off Sparling Rd. He is opposed to our new proposed map as he opposes the R-2 high density and believes we should go back to redoing our master plan.

3) Phil Hammer – Get rid of R-2 – leave that for Village and put in more commercial.

4) Linus Darga – Discussed Bill Clous' property as he lives next to it. He doesn't want to be forced into sewer & water.

5) Sharon Reid Brown – Believes high density promotes sewer & water needs and by putting in high density we are promoting residential growth.

6) Loren Thorson – Feels this is too much too soon. Go back and re-do map and do a little bit at a time.

7) Zack Cole – Would like the Ag designation back in the name rather than rural residential.

8) Mike Clem – Doesn't want anymore R-2.

9) Jay Steinem – Doesn't like R-2 or want to be like T.C. where there is housing and nobody renting or buying it.

10) Letter from Nancy Thornton was read regarding her property and her neighbors property being reclassified. She would like to keep it in the AG district.

11) Donna Zenner – Would like to keep her property classified as AG.

Radtke clarified the Retirement Community and asked Steve Largent for information on the Natural Rivers District. Radtke answered a question on the property that belonged to Shirley Bingham Proctor and now belongs to Ralph Bergsma. Bergsma is interested in putting in 22-23 homes on 15 acres and has a 2 year option on the adjacent 80 acres.

12) Tim Wicksall – Would like to see the map tightened up “proportionately” and doesn't like subdivisions, feels we lose the rural character of our area with high density.

13) Dave Pease – Has property in section 33, would like to see that remain AG.

Radtke discussed acreage of existing zoning classifications and calculations of build outs – new vs. old zoning ordinance.

14) Robert Whims – Would like to see a minimum lot size for the R-2 areas.

Geisert – Feels confident on what we have done, tried to accomplish some goals. We feel the higher density makes sense closer to the village, we have tried to get more commercial land.

It's been very difficult to come up with a good comprehensive plan and we have scaled down some things. He would like to see (see attached) sent to the board for recommendation.

Inman – Would like to take Sundays off for shooting ranges and asked the public their opinion. Only a small handful did not like the idea of shooting on Sunday.

Sedlacek – Informed public that we have put the AG designation back into the ordinance and are no longer calling it just rural residential.

15) Pete Newell – Wondering about noise issues and have we considered what we will allow.

Roundtable discussion on shooting ranges. Zack Cole mentioned he lived near one all his life and doesn't hear it. M. Sedlacek lives near one and he doesn't hear it either.

16) Sharon Reid Brown – Asked about Section 11.08 Recreational Vehicle Storage – Radtke answered her question.

17) Review of Robert Whims suggestions (see attached).

18) Marie Dean – Would like to see the setbacks the same for all districts as they currently are in the zoning ordinance. Discussion on the definition for what a pen and a run is.

Question on property line for pens and runs. Radtke clarified questions for her

Roundtable discussion with commissioners on map & text:

1) Commissioners agreed to leave language as is for Recreational Vehicle Storage.

2) Setbacks – Keep as proposed except change the Natural Rivers District to 15' to 20' on side and 5' to 50' on street.

3) Inman feels we are going to fast and should slow down and revisit our master plan. The planning commission has always seen growth and planned for it in the northern section, not southern and is concerned about groundwater and would like to go slower.

4) Geisert would like to make sure we coordinate map with the text but don't take too long.

5) Conroy – Wants to make sure the AG designation stays.

6) We will need to update Schedule A to reflect Natural Rivers District change.

Sedlacek/Geisert – Make changes to the map, present to public per last board meeting, coordinate old, new, newer, etc. FR/AG/NR/R-2 otherwise same. Carried 7:0

Radtke invited the public to stop by any time and review the changes or have discussions with him on zoning and planning. Inman thanked the audience for their participation. Marie Dean brought up the meeting on June 28th for Land Use. The county will pay for 2 commissioners to go. Contact Tuller if you would like to attend.

F. New Business: N/A

G. Zoning Administrator Report – None Given

H. PC Joint Member Report and Appointment for Next Month: None.

I. Agenda for Next Month: Zoning Ordinance/Map

J. Adjourn: Sedlacek/Tuller to adjourn at 9:45 p.m.