

Paradise Township Planning Commission Minutes
September 7, 2006
Township Hall, 2300 E. M-113, Kingsley, MI 49649

- A. Meeting called to order at 7:03 p.m.**
- B. Present:** Schoech, Geisert, Bach, Cnroy, Tuller, Sedlacek, Wadford, Alternates: Inman & Smith
In attendance: ZA/Planner: Marv Radtke
- C. Approval of Minutes:** from Regular Meeting on August 17, 2006.
Sedlacek/Bach to approve as written. Carried 7/0
- D. Public Input:** None
- E. Changes/Deletions:** New pages from Marv to put into Zoning Ordinance book for review.
- F. Communications:** GTC Planning – new member classes being held in October. Geisert and Wadford to receive info. on dates, etc. from Midge at County Planning.
- G. Public Input:** None
- H. Old Business:**
1. Zoning Ordinance – Commissioners reviewed the following from the Zoning Ordinance: General Provisions. The following need to be addressed: Item #7 to add accessory buildings as permitted uses (ok under principle structure). Geisert & Schoech requested Item #3 to state as follows – add another sentence to read – except as authorized elsewhere in this ordinance. Schoech asked for rear yard to be defined. Item # 5 – Question on whether we should keep 14 feet or add 16 feet. Marv to review. Building Regulations – Commissioners decided we need more detail on access on public roads and private easements. Change high water mark to add *ordinarily* high water mark. Exterior Lighting – Item #3 to include encourage eave lighting, Item #5 need standards on electronic changeable marquees. Fences – OK as is, Greenbelt – Parking Lot Landscaping – Schoech asked that we put in “add at least a minimum of 1 tree”. Keeping of Animals – Address 5 acre issue – decision to keep at 2.5 acres. Specified Conditions – Item #2 Fire - change the word County to Township. Recreational Vehicle Storage – Item #1 – change four weeks to six weeks. Item # 3 to be changed to read as follows: A travel trailer parked or stored on a residential lot may be connected to sanitary facilities provided said sanitary facilities have been permitted by any and all regulating authorities. Access Management – ok as written. Marginal Access Drives – Under Soil Removal – Add Industrial where typo is. Application for Special Land Use Permit – under Item a, add “or greater than”. Tuller asked about involvement of PC – can we let ZA handle soil extraction or fill unless it is a detriment to the area. Left as written. Rules and Conditions – Marv will check on Item A – 200 ft. and 100 ft. references. Structure Completion and Personal Construction Authority – left as written. Street and Trail Connectivity – change from 25 feet to 33 feet. Private Roads Item #1 – consider changing 33 feet to 20 feet.

September 7, 2006 Meeting Minutes – Page 2

Minimum Pavement Width – Add the word minimum to read “With a *minimum* base asphalt mix. Item #5 – to add language regarding the International Fire Code 2003 as amended, Appendix D. Access to County Roads – add the following sentence: Any roads that contain cul-de-sacs, dead ends, hammerheads or any other means of turnarounds shall comply with Grand Traverse County road design standards. Item #9 – to read as follows – For the purposes of this Ordinance, a private road is defined as “an area of road used for ingress and egress to serve lots, parcels of (8) or more residences.

- I. **Zoning Administrator Report:** Still working on Zoning Ordinance.
- J. **PC Joint Member Report and Appointment for Next Month:** None
- K. **Agenda for Next Month:**
 - 1) Zoning Ordinance
 - 2) Special Meeting set for Wednesday, September 20, 2006 at 7:00 p.m.
- L. **Adjourn:** Bach/Sedlacek to adjourn at 9:03 p.m. Carried: 7:0