

**Paradise Township Planning Commission Minutes
January 3, 2008
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, Wadford, Excused: Inman, Sedlacek
Absent: Bach

Also Present: Marvin Radtke, Zoning Administrator/Planner

C. Approval of Minutes: to approve the Minutes of the Regular Meeting on December 6, 2007. **Tuller/Wadford approve as written. Carried 4:0**

D. Changes/Deletions: None.

E. Communications: None.

F. Public Input:

Steve Largent - reminded everyone of the Grand Vision meeting on the 23 & 24th of January at the Hagerty Center. This meeting is for the vision of the entire region.

Mary Halladay – In November she gave the township board information on East Bay and their language regarding the keeping of horses. She claims the labeling of horses as recreational animals is not legally correct, they are legally livestock. She would like us to address it differently and review our Ag/Rural Residential District again.

Rob Whims – Section 6.03 & 7.03 – Delete PUD from Rural/Ag District and transfer to Section 6.04 & 7.04 under Special Use. Section 15.05 delete paragraph #2.

G. Old Business:

1. Zoning Ordinance

Private Roads – Conroy prefers we revert back to the 66 ft. easement. He is concerned about snow removal of the roads if we keep it at 33 ft. He has no concerns about private drives. Tuller would like to see it kept at 33 ft. Roundtable discussion regarding roads. Wadford – postpone motion and delay until further review. Geisert – a road committee will review. The following will make up the road committee: Conroy, Wadford, Geisert, Tuller. Road Committee meeting will be held Tuesday, January 22, 2008 at 6:00 p.m.

Horses – Commissioners asked Radtke to review East Bay townships horse language with ours. We will review again in February.

Section 15.05 Township Board Action – Replace Planning Commission with Township Board under paragraph #2.

Section 6.03 & 6.04 – Tuller/Geisert – Remove 6.03 Uses permitted by Site Plan Review- Items M. Open Space & N. Site Condominiums and *add* PUD's and put under 6.04 Uses permitted by Special Use Permits. Marv & Rob will review Plats.

Section 7.03 & 7.04 – Tuller/Geisert – Remove 7.03 Uses permitted by Site Plan Review Items E. Site Condos and F. Open Space Residential and *add* PUD's and put under Section 7.04 Uses permitted by Special Use Permit.

2. Planning Commission By-Laws - Recommendations for the current by-laws were made as follows:

1. **1.3 Duties** – Add Items D – Township Board Representative and E. Zoning Board of Appeals Representative. Change Item C. second sentence to read: The Secretary shall be responsible for giving the Township Board Clerk the minutes of all meetings. **Geisert/Tuller – Carried 4:0.**

2. **Section 2.0 Meetings** – 2.1 – Delete KMP Building and replace with Paradise Township, 2300 E. M-113, Kingsley, MI. **Tuller/Wadford – Carried 4:0.**

3. **2.5 Order of Business** – Item # - replace old language for Public Hearing and

- replace with new language (from sample of MTA PC By-Laws). **Tuller/Wadford – Carried 4:0.**
4. **Add Section 4.0 Planning Commission Duties and 5.0 Conflict of Interest. Geisert/Tuller – Carried 4:0.**
- I. **Zoning Administrator Report:** Report from Radtke on the old versus new zoning ordinance. Our ordinance is in line with others from the area as far as size, etc. He will review with Leslie from East Bay regarding the keeping of horses and report back. Radtke addressed the Kingsley Area Schools web site promoting the school and this area, population trends, implementing Smart Growth and being proactive in planning. Several handouts were given to commissioners for review.
- J. **PC Joint Member/Appointment for Next Month:** None.
- K. **Agenda for Next Month:** Special Meeting for Private Roads on January 22nd at 6:00 p.m. February – Zoning Ordinance, Horses, By-Laws.
- L. **Adjourn: Tuller/Geisert – adjourn at 9:05 p.m. Carried 4:0**