

**Paradise Township Planning Commission
Regular Meeting**

**Thursday, May 07, 2009
7:00 p.m.
Paradise Township Hall
2300 E. M-113, Kingsley, MI 49649**

MINUTES

A. Meeting called to order by Chairman Geisert at 7:00 p.m.

B. Roll Call

Members Present: Michael Geisert (Chairman), Phil Hamner (Vice Chairman), Phil Case (Secretary), Rob Whims (Township Trustee/Board Rep.), Tim Wicksall.

Members Absent: Tony Weber – Excused Absence, Ron Sedlacek – Absent.

Also Present: Matt Skeels, TC-TALUS, Marvin Radtke, Zoning Administrator/Planner, Lisa Gulliver, Township Clerk, Jennifer Scout, Recorder.

C. Approval of Minutes

Moved by Wicksall, seconded by Hamner, to approve minutes of March 5, 2009, Planning Commission meeting, with no corrections. CARRIED

D. Changes/Deletions to Agenda

No changes were made to the agenda.

E. Communications

1. Grand Traverse County Planning Commission meeting minutes of April 21, 2009.
2. Board of Public Works **Draft** meeting minutes of March 23, 2009.
3. Comprehensive Village Recreational Plan Questionnaire Results.
4. Boardman River Valley Master Plan – Union, Paradise, and East Bay Townships – Grand Traverse County, Michigan, March 2001.

F. Public Input

No public input.

G. Grand Vision Presentation

Matt Skeels from TC-TALUS presented the **DRAFT** “Grand Vision” scorecard. Handouts: “Draft Vision Review” and “Capitalize the Future” brochure. Comments and questions were taken by Mr. Skeels after the presentation.

H. Old Business

1. Community Survey

The following list of changes was discussed:

1. Page 1, end of second paragraph – add “by (DATE).”
2. Page 1, Question 2 – change “Sense of Place” to “Family Ties”
3. Page 1, Question 2 – change “No Opinion” to “Farming/Agriculture”
4. Page 1, Question 2 – add “(please specify)” after “Other”
5. Page 1, Question 3 – add “Check no more than three (3)” after the question, before the options.
6. Page 1, Question 3 – change “No Opinion” to “High Taxes”
7. Page 1, Question 3 – add “ Heavy Traffic (please specify roads)_____”
8. Page 1, Question 3 – add “ School Overcrowding”
9. Page 1, Question 3 – add “(please specify)” after “Other”
10. Page 2, Question 4 – strike “has pretty much”
11. Page 2, Question 4 – strike “strong growth” and add “20% population increase”
12. Page 2, Question 4 – strike all options and add the following:
 - A. 5+ acre lots, single family homes
 - B. 2 ½ acre lots, single family homes
 - C. 1 to 2 acre lots, single family homes
 - D. 1 acre or less, single family homes
 - E. Subdivisions with no common space
 - F. Subdivisions with common space
 - G. Duplex (homes with two dwelling units)
 - H. Multi-family homes (3+ units)
 - I. Apartments
 - J. Mobile Home Parks
13. Page 2, Question 5 – remove entire question
14. Page 2, Question 6 – re-number as “5”
15. Page 2, Question 6 – strike “Is” and change to “Do you feel”
16. Page 2, Question 6 – insert “is” after farming
17. Page 2, Question 6 – strike “economic”
18. Page 2, Question 6 – strike “ No Opinion” and add “Why?_____”
19. Page 2, Question 7 – re-number as “6”
20. Page 2, Question 7 – insert “offered” after “purchase”
21. Page 2, Question 7 – Insert the following after the question: “For example: Development would be prohibited on selected property to protect farmland.”
22. Page 2, Question 8 – re-number as “7”
23. Page 2, Question 8 – change “lots” to “lot”
24. Page 2, Question 8 – insert “in the zoning ordinance” after “sizes”
25. Page 3, Question 9 – re-number as “8”
26. Page 3, Question 9 – strike “Seldom”

27. Page 3, Question 9 – strike “Occasionally”
28. Page 3, Question 9 – strike “Often”
29. Page 3, Question 9 – add “Why? _____” below options
30. Page 3, Question 10 – re-number as “9”
31. Page 3, Question 10 – strike “Seldom”
32. Page 3, Question 10 – strike “Occasionally”
33. Page 3, Question 10 – strike “Often”
34. Page 3, Question 10 – add “Why? _____” below options
35. Page 3, Question 11 – re-number as “10”
36. Page 3, Question 11 – strike “concerns” and change to “issues”
37. Page 3, Question 11 – change “a. Police” to “A. Police”
38. Page 3, Question 11 – change “b. Fire” to “B. Fire/Ambulance”
39. Page 3, Question 11 – strike “c. Ambulance”
40. Page 3, Question 11 – re-letter “d.” as “C.”
41. Page 3, Question 11 – change “e. Office hours” to “D. Township office hours”
42. Page 3, Question 11 – change “f. road system” to “E. Local road system”
43. Page 3, Question 11 – change “g. protection of Ag. land” to “F. Protection of Agricultural Land”
44. Page 3, Question 11 – change “h. preserve open space” to “G. Preserve open space”
45. Page 3, Question 11 – change “i. develop out from the village” to “H. Develop adjacent to village”
46. Page 3, Question 11 – change “j. Non-motorized trails bike path, walking trail” to “I. Non-motorized trails, Bike paths, walking trails”
47. Page 3, Question 11 – change “k. more parks” to “J. More Public Parks”
48. Page 3, Question 12 – remove entire question
49. Page 3, Question 13 – remove entire question
50. Page 3, Question 14 – re-number as 11
51. Page 4, Question 15 – re-number as 12
52. Page 4, Question 16 – re-number as 13
53. Page 4, Question 17 – re-number as 14
54. Page 4, Question 17 – insert “ Not Applicable” before “ Under 1 acre”
55. Page 4, Question 18 – re-number as 15
56. Page 4, Question 18 – add “Other _____ ” after “Retired/homemaker ”
57. Page 5, Question 19 – re-number as 16
58. Page 5, Question 19 – strike “in the” and replace with “in your”
59. Page 5, Question 20 – re-number as 17
60. Page 5, Question 20 – strike “better” replace with “improve”

The members indicated that they will be sending the Community Survey to village and township residents.

Moved by Whims, seconded by Hamner, to accept changes, ratify the survey and send it out to the Township Board for approval.

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FRIENDLY AMMENDMENT: Moved by Hamner, seconded by Geisert, to accept changes and ratify the survey. CARRIED YEA: 5 NAY: 0

I. New Business

Marv Radtke, Zoning Administrator/Planner, reported that he has received numerous phone calls from Mark Schaub, a township resident, interested in obtaining a Land Use Permit in order to open a slaughter house for poultry. Slaughter house is not a listed use in the Township Ordinance. Therefore, his request was rejected. Mr. Schaub indicated that he will be seeking legal advice on this matter. The members requested that Marv find the verbiage contained in the ordinance.

J. Reports

1. Trustee Representative

Mr. Whims reported that he attended one special meeting of the Township Board to hire a new Office Administrator/Recorder.

2. ZBA Representative

Nothing to report.

3. Planning and Zoning

Marv submitted minutes from the Grand Traverse County Planning Commission meeting of April 21, 2009 and Board of Public Works of Garfield Township **DRAFT** meeting minutes from March 23, 2009.

4. Chair

Chairman Geisert requested Mr. Whims to ask the Township Board to replace Mr. Sedlacek due to lack of attendance (more than 3 absences) and communication. Marv indicated that he will make an attempt to call Mr. Sedlacek.

K. Agenda for next meeting

Old Business: Master Plan
New Business: Selection of Officers
Land Use Ordinance – Verbiage on Slaughter Houses

L. Adjournment

Moved by Whims, seconded by Whicksall, to adjourn.

CARRIED

**NEXT MEETING WILL BE HELD ON JUNE 4, 2009 AT 7:00 P.M. AT THE
PARADISE TOWNSHIP HALL, 2300 EAST M-113, KINGSLEY, MI.**

Minutes prepared by:
Jennifer J. Scout
Office Administrator/Recorder