

**Paradise Township Planning Commission  
Regular Meeting**

**Thursday, September 1, 2011  
7:00 p.m.  
Paradise Township Hall  
2300 E. M-113, Kingsley, MI 49649**

**MINUTES**

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

**B. Roll Call**

**Members Present:** Tim Wicksall (Chairman), Zach Cole (Vice Chair), Phil Case (Secretary), Becky Kelderhouse (Commissioner), Rob Lajko (Commissioner), Tony Weber (Commissioner), Robert Whims (arr. 7:24 p.m.)(Paradise Township Trustee/Board Rep.)

**Township Staff:** Marvin Radtke, Planning/Zoning Administrator  
Jennifer Scout, Office Administrator/Recording Secretary

**C. Approval of Minutes**

*Moved by Cole, seconded by Weber, to approve the August 4, 2011 Planning Commission meeting minutes.* **MOTION CARRIED 6/0**

**D. Changes/Deletions to Agenda:**

Mr. Wicksall suggested that in order to accommodate the large number of people present for the Site Plan Review, that the following changes be made to the Agenda:

- Remove Item E: Planner's Moments.
- Move Item H up to Item E.
- Public Input moved to Item F.

**E. New Business: SPR 1-2011, Parcel #28-10-133-008-22, Kingsley Jehovah's Witness requesting site plan approval for construction of a church at 2411 Patricia Lane.**

Mr. Case indicated that one of the things he is concerned about is that the deed matches the old easement. That will need to be corrected before approval can be granted.

Mr. Cole indicated that he has concerns regarding the drive approach. It will need to meet Grand Traverse County requirements.

Mr. Wicksall asked Mr. Radtke if the site plan meets the ordinance requirements. Mr. Radtke indicated that it does meet the requirements. However, there are some easement issues. He indicated that there is a 20 ft. S.W.E.P.I. easement. The Building may need to relocate 20 feet north and west to accommodate the S.W.E.P.I. easement and the Consumers easement. He indicated that a staff report is included in the packet. He stated that this request is a permitted use by right.

Mr. Case stated that he has two (2) concerns. First, approval should be contingent upon getting a deed that matches the easement. Second, the commercial drive entrance needs to be moved so that it doesn't meet with the adjoining property line. He asked Mr. Radtke if there is a recorded road maintenance agreement for the private road. Mr. Radtke stated that the Township does not have a physical copy of the road maintenance agreement. However, there may be one in existence. He indicated that approval may be granted under the condition that they supply the correct deed to the Zoning Administrator. He will then contact the Planning Commission Chair and officers to review the deed.

Mr. Case indicated he has concerns about the Consumers easement and the parking lot.

Mr. Craig Willison, Engineer – in regards to the S.W.E.P.I. pipeline easement – He indicated that the survey is correct. However, the deed is incorrect. He assured the Planning Commission that it will be corrected. He stated that the soil erosion permit is in hand. They would like to get the land stabilized. He indicated that they can design to contingencies.

Mr. Craig Bloxom of 2323 Patricia Lane – He indicated that he is a property owner adjacent to the parcel in question. He reported that a road maintenance agreement has been recorded at the County.

Mr. Eugene Bland of 4210 Main Street – Thanked Mr. Radtke for the slide presentation and indicated that the easement is a concern. There were issues at the Traverse City Location because of a easement.

Mr. Case suggested that a meeting with Consumers Energy to get clearance would be prudent.

***Moved by Cole, seconded by Weber, to approve the SPR 1-2011 contingent upon the following:***

- ***Applicants must provide a properly executed deed showing the road easement which shall be provided to the Zoning Administrator.***

**Friendly Amendments by Case and Whims:**

- *Applicants must obtain a proper driveway permit from Grand Traverse County.*
- *Applicants must provide a proper title search.*

**Discussion:**

*Mr. Craig Willison, Engineer, stated that he would prefer not changing the parking lot. If Consumers doesn't approve then they will change it.*

*Mr. Jeffery Steimlosk (applicant) indicated that a title search has been started.*

***Roll call vote: Whims yes, Weber yes, Case yes, Wicksall yes, Cole yes, Lajko yes, Kelderhouse yes: MOTION CARRIED 7/0***

**F. Public Input**

No public input.

Chairman Wicksall called a 5 minute recess.

**G. Old Business**

**1. Master Plan Maps**

The Planning Commission worked on the maps for the Master Plan. The following changes were implemented:

***Moved by Whims, seconded by Case to change the northwest corner of section 11 to Wildlife Residential with the exception of the Natural River District: MOTION CARRIED 7/0***

***Moved by Whims, seconded by Case to change the platted village of Summit City to R-1 bordered by Factory Street to the north, Summit City Road to the northwest, the power easement to the south, and Bowerman Road and the Railroad to the east: MOTION CARRIED 7/0***

***Moved by Case, seconded by Cole to change the "white spot" in section 29 to Wildlife Residential: MOTION CARRIED 7/0***

***Moved by Cole, seconded by Case to approve the Future Land Use Map with the 3 changes noted above: Whims yes, Weber yes, Case yes, Wicksall yes, Cole yes, Lajko yes, Kelderhouse yes: MOTION CARRIED 7/0***

Lajko, Kelderhouse, and Whims will review the Master Plan for grammatical errors.

## **H. Reports**

### **Trustee Representative**

Mr. Whims indicated that it is business as usual. The Board is aware that the Master Plan is almost ready.

### **ZBA Representative**

Mr. Wicksall asked if there is a status update on Schaub Slaughterhouse. Mr. Radtke reported that they are still in process with the State Health Department. Mr. Wicksall indicated that the plans have yet to be signed and that the trees need to be in place before they get started.

### **Planning/Zoning Administrator**

Mr. Radtke reported that things have been slow with Land Use Permits. Irrigation/Landscaping of the Township grounds has begun. Work at the cemetery continues.

### **Planning Commission Chair**

Mr. Wicksall indicated that he is glad that the Future Land Use Map has finally been approved.

### **General Discussion**

Mr. Case asked Mr. Whims for an update on the recent news regarding Medical Marijuana.

Mr. Wicksall inquired about signs that are being posted all over the Township advertising services and garage sales. Mr. Radtke indicated that most of them are in the County right-of-way. The Township doesn't have jurisdiction. When notified, the County will ask us to please take them for them. Mr. Radtke indicated that he will occasionally go around and remove signs.

## **I. Agenda for next meeting**

### **Old Business**

#### **1. Master Plan**

- 1. Finalize the Master Plan Maps**
- 2. Approve Master Plan**

**J. Adjournment**

*Moved by Whims, seconded by Weber to adjourn.*

**CARRIED 7/0**

Meeting adjourned at 8:27 p.m.

**NEXT PLANNING COMMISSION MEETING WILL BE HELD ON OCTOBER 6, 2011 AT 7:00 P.M. AT THE PARADISE TOWNSHIP HALL.**

Minutes taken by:

Jennifer J. Scout, Office Administrator/Recording Secretary

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