

PARADISE TOWNSHIP
SPECIAL MEETING MINUTES
JULY 25, 2007

PUBLIC HEARING

Meeting called to order by Supervisor Dean at 7:00 p.m.

Pledge of Allegiance:

Present: Dean, Smith, J. Sedlacek, M. Sedlacek, Whims

Approval of Agenda: Motion: Whims/J Sedlacek; approve agenda with additions. Under new business add Townline Road, Workers for Evergreen Cemetery, Compactor Station. Carried 5/0.

Public Input: Carol Thorson representing Kingsley Friends of the Library invited board members to participate in groundbreaking for new library to be held during Heritage Days August 25, 2007.

PUBLIC HEARING:

M Sedlacek/J Sedlacek: motion to close regular meeting at 7:14 p.m. Carried 5/0.

Whims/M Sedlacek: motion to open public hearing on proposed Zoning Ordinance. 7:15 p.m. Carried 5/0.

Discussion by audience members on proposed changes to Zoning Ordinance.

M Sedlacek/J Sedlacek: move to close public hearing at 8:10 p.m. Carried 5/0.

M Sedlacek/J Sedlacek: move to open regular meeting at 8:11 p.m. Carried 5/0.

After discussion by board, changes to proposed ordinance are presented.

Dean/Whims: move to make the following changes to the ordinance and send the new copy to Grand Traverse County Planning for review and recommendation.

1. **ARTICLE 9 NR-NATURAL RIVER DISTRICT.** Waterside Setbacks, No. 3. Lot Coverage. The maximum percentage of the lot that is permitted to be covered by buildings is 15%.
2. **ARTICLE 12 GENERAL EXCEPTIONS.** Section 12.10 Sites containing Petroleum or Explosive Materials. Sites with Commercial or Industrial Uses that store, use, or sell petroleum or explosive materials and require MSDS postings (Safety Literature) shall be required to have two (2) egress and ingress drives for safety reasons.
3. **ARTICLE 9 NR-NATURAL RIVER DISTRICT.** Section 9.04-Area and Bulk Requirements. No. 1 Minimum Lot Area and Width. The lot area shall be a minimum 2 ½ acres and have a minimum width of 275 feet and a minimum lot depth of 400 feet.
4. **ARTICLE 7 R-1 RESIDENTIAL DISTRICT.** Section 7.06 No. 4-a. The minimum front yard setback shall be thirty-five (35) feet.
5. **ARTICLE 8 R-2 RESIDENTIAL DISTRICT.** Section 8.05: No 1 Minimum lot size and width: The minimum lot size shall be 2500 sq. ft. The minimum lot width shall be 100 feet. Section 8.05 4-a. The minimum front yard setback shall be thirty-five (35) feet.

6. Change the property owned by Ben Buenaflor in Section 5 from AG to R-1 per written request from Ben Buenaflor.
7. Change Rotary property in Section 122 from AG to FR.
8. Change zoning in Section 133 from R-2 to R-1 (Clous Property).

NEW BUSINESS:

1. Road Name: **J Sedlacek/M Sedlacek: to approve the name Benbow Ridge for a private easement located in the NE ¼ of Sec. 34, T26N-R-10W Paradise Township, with the stipulation that the board will review if any written objections are received within 30 days of letters being sent to owners of parcels serviced by the road easement. Carried 5/0.**

OLD BUSINESS:

1. Townline Road: bids for work to be done on Townline Road given to board members for study.
2. Workers for Evergreen Cemetery: The state will no longer be providing workers for Evergreen Cemetery after August 17, 2007.
3. Compactor Station: will discuss later.

PUBLIC INPUT: N/A

ADJOURN: J Sedlacek/Whims: move to adjourn meeting at 9:36 p.m.
Carried 5/0.

Judith E. Smith, Clerk

July 25, 2007