

FREEMAN TOWNSHIP PLANNING AND ZONING COMMISSION MEETING MINUTES

Minutes For March 3, 2015

Chairman Stevens called the meeting to order at 7:00 PM.

Planning Commission Members Present: Stevens, Wells, Pohoda and Maas

Absent: Phillips.

A quorum was present.

Others Present: Harold Logan.

Public Comments: None.

Minutes for November 3, 2014: Mr. Pohoda pointed out that Item 3.c. under Current Business should read 500 feet and not 300 feet. Mr. Maas stated that the correction will be made. Chairman Stevens asked for a motion “To accept the November 3, 2014 minutes as written with the correction.” Motion: Wells, 2nd Pohoda: Motion Carried.

Chairman Stevens asked for a motion “To accept the March 3, 2015 Planning Meeting Agenda.” Motion: Wells, 2nd Pohoda: Motion Carried.

Meeting Business Activities:

A. Chairman’s Comments:

- 1. Chairman Stevens stated that over the winter Mr. & Mrs. Maas have been working on up-dating the Freeman Township Master Plan. Mr. Maas had met with Mr. Gentz before the Planning meeting to inquire about getting certain maps and other information for this project.**

B. Education – General: None.

C. Zoning Administrator/Blight Officer Report:

- 1. Mr. Logan stated that he had four active blight cases with one currently in court.**
- 2. Mr. Pohoda stated that in the Planning and Zoning class he had recently taken it was suggested that there be a consent type check box in the Zoning Permit Application filled out by the property owner that would give consent for the Zoning Administrator and/or Planning Commissioners permission to go onto their property. Mr. Logan did not think there was such a check box and that it would be a very good idea to add this.**

D. Current Business:

1. Long Term Agenda:

- a. Mr. Pohoda stated that it was also discussed in the Planning and Zoning class he had recently taken that MTA approves of townships having a “Conditional Rezoning Ordinance” for instances where someone could have a “cottage” type business and there would be a temporary rezoning to allow the business just for the person at that address at that time.**
- b. It was agreed by all Planning Commission members present to add “Conditional Rezoning Ordinance” to the Long Term Agenda.**

2. Review of “Landlord and Tenant Rental Ordinance”:

- a. Chairman Stevens stated again that he had not heard anything new from MTA concerning legislation in the works on this subject and that the Planning Commission should wait until further information surfaces. It was agreed by all Planning Commission members present to put this item into further abeyance.**

FREEMAN TOWNSHIP PLANNING AND ZONING COMMISSION MEETING MINUTES

Minutes For March 3, 2015 (continued)

3. **Outside Alternate Heating / Wood Burners:**
 - a. All Planning Commission members reviewed the “Outside Alternate Heating Ordinance” Draft 1.
 - b. In Section 4.6; it was agreed by all Planning Commission members present to change the word “residence” to the phrase “outside wood-fired boiler”.
 - c. In Section 6.4.; it was agreed by all Planning Commission members present to eliminate Item D. as being superfluous.
 - d. Mr. Maas stated that he would type up a Draft 2 for review at the next meeting.
 4. **Dangerous Buildings Ordinance:**
 - a. All Planning Commission members reviewed the “Dangerous Buildings Ordinance” Draft 1.
 - b. In Section 3.7; it was agreed by all Planning Commission members present to eliminate the two references to “immoral” as being too vague.
 - c. In Section 3.8. there were questions as to what the conditions were that the Central Michigan District Health Department would consider a building to be dangerous.
 - d. Mr. Maas stated that he would get in contact with the Central Michigan District Health Department for more information and would type up a Draft 2 for review at the next meeting.
 5. **Private Roads Section of the Zoning Ordinance:**
 - a. Mr. Wells stated that he had checked with the Clare Road Commission and that they are only concerned with the width of the private road as being at least 20 feet wide and they do not specify any extra width for easements.
- E. **New Business:**
1. Mr. Pohoda stated that the May Planning meeting should be on May 6 instead of May 5 as published due to the special election. Mr. Maas stated that he will amend any references to that date and notify the Clerk.
- F. **Adjournment: Motion: Stevens, 2nd Pohoda “To adjourn”. Motion Carried. Time 8:00 PM.**

Gary Maas, Secretary