

FREEMAN TOWNSHIP PLANNING AND ZONING COMMISSION MEETING MINUTES

Minutes For April 7, 2015

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

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

Absent: None.

A quorum was present.

Others Present: Harold Logan, Dick Meitz

Public Comments: None.

Minutes for March 3, 2015: Chairman Stevens asked for a motion "To accept the March 3, 2015 minutes as written." Motion: Pohoda, 2nd Phillips: Motion Carried.

Chairman Stevens asked for a motion "To accept the April 7, 2015 Planning Meeting Agenda."

Motion: Wells, 2nd Pohoda: Motion Carried.

Meeting Business Activities:

A. Chairman's Comments:

1. Chairman Stevens stated that he had received a copy of the new "Zoning Permit Application Form" that included the new addition of a "permission to enter" type box that the applicant would check off so that the Zoning Administrator, members of the Planning Commission or the Freeman Township Board would have permission to go onto the applicants property. All agreed that this was a good improvement.

B. Education – General: None.

C. Zoning Administrator/Blight Officer Report:

1. Mr. Logan stated that he did not have any new Zoning Permits.
2. Concerning Blight, Mr. Logan stated that the property on Ashcroft was being cleaned up, and the property at Garfield and Cedar was given until June to clean up the large amount of old farm type equipment that was spread all over the property.

D. Current Business:

1. Long Term Agenda: None.
2. Review of "Landlord and Tenant Rental Ordinance":
 - a. Chairman Stevens stated that he had been in contact with a Jim Weiland at MTA and that he sent him copies of examples for Landlord and Tenant Rental Ordinances. Chairman Stevens stated that he had discussed this issue with Al Housler and it was deemed far too extensive in enforcement and inspection to be of any true benefit for Freeman Township at this time.
 - b. Mr. Pohoda made a motion to "Removed the Landlord and Tenant Rental Ordinance from the regular agenda." Mr. Phillips 2nd, Motion Carried unanimously.
3. Outside Alternate Heating / Wood Burners:
 - a. All Planning Commission members reviewed the "Outside Alternate Heating Ordinance" Draft 2 with no new amendments.
 - b. Chairman Stevens made a motion to "Accept the Outside Alternate Heating Ordinance No. 33 Draft 2 as written and that a letter of recommendation for approval be sent to the Freeman Township Board." Mr. Wells 2nd, Motion Carried unanimously.

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Minutes For April 7, 2015 (continued)

4. Dangerous Buildings Ordinance:

- a. Mr. Maas stated that he had contacted the Clare County Health Department concerning their involvement in dangerous structures. The Health Department only gets involved in sanitation codes where there is a water or sewage problem.
- b. Mr. Logan stated that the Blight Ordinance may already address dangerous structures in Section V.I. It was discussed that the language seemed to deal with “blighted” structures as apposed to “dangerous” structures in the new ordinance. It was so determined that the new ordinance was necessary.
- a. All Planning Commission members reviewed the “Dangerous Buildings Ordinance” Draft 2 with no new amendments.
- b. Mr. Pohoda made a motion to “Accept the Dangerous Structures Ordinance No. 34 Draft 2 as written and that a letter of recommendation for approval be sent to the Freeman Township Board.” Mr. Phillips 2nd, Motion Carried unanimously.

5. Private Roads Section of the Zoning Ordinance:

- a. It was discussed by all Planning Commission members that since the Freeman Township Board is giving no further direction as to the nature of Private Roads in the Zoning Ordinance it was agreed by all Planning Commission members to remove this item from the regular agenda.

E. New Business:

1. Mr. Maas stated that we should look at new items for the next meeting. It was agreed by all Planning Commission members to remove Item 6; “Zoning Ordinance Review for ORV Parks”, and Item 7; “Conditional Rezoning Ordinance”, from the Long Term Agenda and put on the regular agenda.

F. Adjournment: Motion: Wells, 2nd Phillips “To adjourn”. Motion Carried. Time 7:51 PM.

Gary Maas, Secretary