

**BINGHAM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
November 3, 2005**

CALL TO ORDER: 7:00 P.M.

ROLL CALL: Cathy Jasinski, Mike Park, , Bob Gregory, Mary Bush and Jaunita Send. Will Bunek and Phil Anderson absent

Guests: Steve Patmore, Carol Husby, Al McDonald, Nancy Kiley, and Bob Foster

AGENDA APPROVAL:

MOVE BY BUSH SUPPORT BY PARK TO APPROVE THE AGENDA AS PRESENTED

Aye: All Motion carried.

MINUTES OF OCTOBER 6, 2005: MOVE BY PARK SUPPORT BY SEND TO APPROVE THE MINTUES AS PRESENTED

AYES: ALL MOTION CARRIED

MINUTES OF OCTOBER 13, 2005: MOVE BY PARK SUPPORT BY SEND TO APPROVE THE MINTUES AS PRESENTED

AYES: ALL MOTION CARRIED

PUBLIC COMMENT: None

PUBLIC HEARING: Quality Associates-Special Land Use Permit

Bayview Pines/Bayside Pines—Spyglass Harbor Condominiums:

Steve Patmore spoke on behalf of the applicant and indicated that the applicant was seeking to amend their Special land Use permit with the following revisions:

Shift the Footprint of the Bayside Pines condominiums South 50 feet from the North line and 80 feet from the south lot line.

Addition of a Gazebo

Allow for 32 slips (11 docks)

Patmore stated last month he had spoke in error and that the applicant was only seeking to add an additional 600+ feet.

Rochelle stated that the plan complies with the zoning ordinance and that the planning commission, through cluster housing has the ability to alter the setbacks and allow for revision as to the condominiums. Rochelle added that she had presented the commission with her staff report with possible recommendations to approve the request.

Public Comment: None
Commission comments:

Chairman Gregory indicated that he and Mike Park had met with Wayne Kiley on site and Gregory does not see any discrepancies. The commission discussed bottomland issues and were assured that the neighboring property owners would not be affected. Bush asked if the planning commission would be addressing the height standard this evening. Rochelle stated that this would be at a different time.

MOVE BY JASINSKI SUPPORT BY PARK That the amendment to the Special Use Permit for Bay View Pines/Spy Glass Harbor Condominiums, be approved based on the packet submitted and dated October 12, 2005 as well as the site plan presented and dated November 3, 2005 on the following conditions:

- 1. That all required Federal, State and local permits are applied for and approved with copies provided to the Township.**
- 2. That the dimensions of the proposed gazebo are no greater than 24 feet in height and 14 feet hexagon.**
- 3. That the proposed gazebo meets the required thirty (30) foot setbacks from the ordinary mean high water mark.**
- 4. That a land use permit is required for the proposed gazebo.**
- 5. That the proposed marina obtains all required permits from the DEQ and Army Corp of Engineers.**
- 6. That all previous conditions on the original and first amendment of this Special Land Use Permit shall continue to apply.**
- 7. That the site plan dated November 3, 2005 be reviewed by the Planner Rochelle Rollenhagen and approved**

AYES: ALL MOTION CARRIED

ZONING AMENDMENT TO BTZO SECTION 15.3.3

The planner presented the language as discussed last month and set for Public Hearing. The commission suggested keeping the deadlines for publication consistent as long as it met the statute and changed the noticing dates from 8 to 15 days.

Public Comment: None
Public Hearing Closed

MOVE BY PARK SUPPORT BY BUSH TO APPROVE THE LANGUAGE AS PRESENTED WITH THE ONE CHANGE AND FORWARD THE SAME OT COUNTY PLANNING AND THE TOWNSHIP ATTORNEY FOR REVIEW.

AYES: ALL MOTION CARRIED

OLD BUSINESS:

Agricultural Buffer Zone:

Rochelle presented draft language and indicated that she had hoped to speak with Jim Bardenhagen regarding the language. Rochelle added that she had also spoke with MTA and the language still needs more review. MTA suggested that the commission define “active farmland” and “woodlots”. The commission forwarded the language back to the committee.

Dog Kennel Language:

Rochelle submitted proposed language for the commission to review. The commission members reviewed the same and made suggested changes. The commission also discussed striking dogs and replacing it with small animals and striking “commercial”. The commission also suggested that adding “small animals” to definitions and requiring the applicants to comply with home business and home occupations-Articles 3.10 and Article 11 SPR/SPLUP. The commission tabled further discussion until next month when a new draft will be proposed.

Marion Township Ordinance: The committee did not meet and will be scheduling a meeting before next month. The commission discussed Manistee Township Ordinance and suggested it be reviewed as well as it was upheld in Court.

Communications and Reports:

Chairman-Gregory discussed receipt of information from new Designs for Growth as well as LC Planning Commission minutes.

Township Board Report: Mary indicated that the Township turned down the rezone request from the Weaverstads/Whitings and that a Parks and Recreation Informational meeting would be held on Monday November 21, 2005.

Zoning Administrator Report: Written Report Submitted. Rochelle stated that 8 permits were issued last month and she was looking into some violations.

Public Comment: None

December Agenda:

Public Hearings: None

**Old Business: 100 Foot Buffer Language
SPR/SLUP**

**Dog Kennel Language
Committee Report on Marion Master Plan and Ordinance
Height Standards**

New Business:

Move by Park support by Bush to adjourn at 8:15 p.m.

Ayes: All Motion Carried

Respectfully Submitted,

**Dorothy Petroskey
Bingham Township Clerk**