

**BINGHAM TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
December 1, 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 .**

**Guests: Ray Popp, Patty O'Donnel, Mr. & Mrs. Philip Oleniczak**

**AGENDA APPROVAL:**

**MOVE BY Anderson SUPPORT BY Park TO APPROVE THE AGENDA AS PRESENTED**

**Aye: All Motion carried.**

**MINUTES OF November 3, 2005: Correction was made to page 1 and page 2.**

**MOVE BY JASINSKI SUPPORT BY BUSH TO APPROVE THE MINTUES AS CORRECTED.**

**AYES: ALL MOTION CARRIED**

**PUBLIC COMMENT:** None

Joint Planning Update:

Patty O' Donnel spoke regarding the Joint Planning workshops that were presented in 2005 and shared with the commission the common issues and concerns that were voiced by the various townships.

Ms. O'Donnel indicated that she would be scheduling a meeting at the end of January for the townships to meet to discuss the results.

**Old Business:**

**100 Foot Buffer Language**

Rochelle indicated that she still had not been able to touch base with Jim Bardenhagen regarding language for "active farmlands". The consensus was to table agenda item until next month.

Site Plan Review/Special Land Use Permits. Rochelle presented language that the committee had come up with for each Article. The committee assigned Site Plan Review to Article VIII and left Special Land use at Article XI.

Jasinski noted that to be consistent she would recommend changing Article VIII, Section 1 from Purpose to Intent. The commission also recommended adding the ability for the planning commission to request/waive a traffic study for larger developments. Other

amendments included adding definition for hazardous substance and increasing the number of copies provided to the various commissions.

Rochelle will prepare clean copies of both Site Plan Review and Special Land Use Permits and present them next month for review.

The commission also discussed combining the land division act with the Sub Division Control act once the new language was adopted.

**Dog Kennel Language:**

Rochelle submitted proposed language for the commission with the changes that were recommended last month. Rochelle stated that she would recommend adding to Small Animal Kennel examples “pot bellied pig”. Under 4.4 L, she would recommend adding minimal setbacks for kennels “including outside pens” and striking the word commercial from item # 8.

MOVE BY JASINSKI SUPPORT BY BUNEK TO TAKE THE DOG KENNEL LANGUAGE TO PUBLIC HEARING NEXT MONTH AS PRESENTED WITH THE CHANGES MADE THIS EVENING.

AYES: ALL            MOTION CARRIED

**Marion Township Ordinance:** The committee was unable to meet and they will schedule a time to meet prior to next month’s meeting.

New Business:

Height Standards: The planning commission listed to audience member Phil Oleniczak’s request for the commission to review this standard. Rochelle indicated that in the past she has heard from many builders that Bingham should review this. Mike Park stated that he spoke with builders today and they stated “that Bingham needed to come into the 21<sup>st</sup> Century and that the standards fit the homes that were built in the 60’s/70’s. Rochelle will provide different ways to measure building height for the commission to review next month.

**Communications and Reports:**

Chairman-Gregory indicated that he was in receipt of correspondence from the Leelanau County Planning Commission regarding Article XV and to forward it to the Township Board for adoption at their December meeting.

**Township Board Report:** Mary stated that the Township Board had forwarded the Schellenberg v Bingham Township et al file to the law firm of Smith Haughey, Rice and

Roegee.

**Zoning Administrator Report:** Rochelle provided the commission with 2006 meeting dates.

**MOVE BY BUNEK SUPPORT BY SEND TO CONTINUE TO MEET ON THE FIRST THURSDAY OF EACH MONTHLY AT 7:00 P.M. EXCEPT FOR AUGUST.**

**AYES: ALL MOTION CARRIED**

**Public Comment: None**

**January 2006 Agenda:**

**Public Hearings: Small Animal Kennel**

**Old Business: 100 Foot Buffer Language  
SPR/SLUP  
Committee Report on Marion Master Plan and Ordinance  
Height Standards**

**New Business Election of Officers**  
Move by Bunek support by Park to adjourn at 9:30 p.m.

**Ayes: All Motion Carried**

**Respectfully Submitted,**

**Dorothy Petroskey  
Bingham Township Clerk**