

**BINGHAM TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
January 5, 2006**

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, Robert Foster**

**AGENDA APPROVAL:**

**MOVE BY Bunek SUPPORT BY Anderson 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

**PUBLIC HEARING:**

**DOG KENNEL LANGUAGE ARTICLE IV 4.4L**

Rochelle pointed out that the draft presented had made the changes discussed in the last two months as well as an addition to the definition of small animal kennel. *”but does not include farm animals or wild animals that would normally live in a natural undomesticated state.”*

Jasinski asked if the applicant would have to seek a home business permit and if this is where noise would be dealt with and Rochelle said yes.

**MOVE BY PARK SUPPORT BY BUSH TO FORWARD THE LANGUAGE TO COUNTY PLANNING AND THE TOWNSHIP ATTORNEY FOR REVIEW.**

**AYES: ALL MOTION CARRIED**

**Old Business:**

**100 Foot Buffer Language**

The commission was presented language received from Jim Bardenhagen on what determines Agricultural land. The commission consensus was to try and determine a definition for active farmland and what factors to take into consideration in making the determination. It was suggested that the township place language in the Cluster Housing section similar to “that the parcel is not actually farmed and not likely to be farmed in the near future and that that the parcel is not a woodlot. The commission asked Rochelle to

also draft possible factors that could be applied in determining if the adjacent parcel meets these criteria.

**Site Plan Review/Special Land Use Permits**. Rochelle stated that Dick Ford had been presented with the proposed language and had a few suggestions. Rochelle noted these suggestions and the commission went page by page and made these changes.

**MOVE BY JASINSKI SUPPORT BY BUSH TO TAKE ARTICLE VIII SITE PLAN REVIEW TO PUBLIC HEARING IN FEBRUARY.**

**AYES: ALL MOTION CARRIED**

**MOVE BY JASINSKI SUPPORT BY BUNEK TO TAKE ARTICLE XI AS AMENDED TO PUBLIC HEARING IN FEBRUARY 2006.**

**AYES: ALL MOTION CARRIED**

**Marion Township Ordinance**: The committee met and reviewed the Ordinance. It was determined that the committee will take the Ordinance and reformat it to make it easier to read and try and tailor it to Bingham Township and bring it back for review.

**Height Standards**: Rochelle presented a height definition worksheet along with a diagram showing one way to measure the height of a building. Commission members got into a lengthy discussion on how to measure height and what factors come into play. It was determined that Mike Park and Will Bunek would form a committee and try and come up with a height standard and how to measure the same. The committee will try and determine the maximum height, how to measure it and whether architectural elements will be allowed within that measurement.

**Election of Officers**: Will Bunek offered the nomination of Park for Chairman: No other nominations were offered.

**MOVE BY BUSH SUPPORT BY BUNEK TO SUPPORT MIKE PARK FOR CHAIRMAN.**

**AYES: ALL MOTION CARRIED**

Mike Park nominated Bob Gregory for Vice-Chairman. No other nominations were offered.

**MOVE BY BUNEK SUPPORT BY ANDERSON TO SUPPORT BOB GREGORY FOR VICE CHAIRMAN.**

**AYES: ALL MOTION CARRIED**

Will Bunek offered Cathy Jasinski as Secretary. No further nominations were offered.

MOVE BY BUNEK SUPPORT BY ANDERSON TO SUPPORT CATHY JASINSKI AS SECRETARY.

AYES: ALL            MOTION CARRIED

**Communications and Reports:**

Chairman-Gregory asked if the commission members had received correspondence from the Joint Planning project.

**Township Board Report:** Mary stated that the Township Board had approved Article XV and it was now in effect.

**Zoning Administrator Report:** Rochelle stated that there were 3 LUP issued last month. Rochelle stated she would provide the commission with a year breakdown next month.

Rochelle added that Dick Ford had provided his comments on the Trail SLUP and requested changes.

**Public Comment: None**

**January 2006 Agenda:**

**Public Hearings:    SPR/SLUP**

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

Move by Bunek support by Park to adjourn at 9:20 p.m.

**Ayes: All            Motion Carried**

**Respectfully Submitted,**

**Dorothy Petroskey  
Bingham Township Clerk**