#### Kawkawlin Township Board of Trustee's

Roy DeLorge, Supervisor 1479 S. Huron Rd. Kawkawlin, MI 48631 684-1752

Sandra Klass, Treasurer 1600 E. Beaver Rd. Kawkawlin, MI 48631 684-9637 Michael E. Arnold, Clerk 1238 E. Parish Rd. Kawkawlin, MI 48631 684-9358

Melvin C. McNally, Trustee 2081 S. Fraser Rd. Kawkawlin, MI 48631 684-1055

Patrick H. Beson 1946 E. River Rd. Kawkawlin, MI 48631 686-2358

SCHEDULED BOARD MEETINGS 1998-1999 7:30 pm

April 13, 27 1998 May 11 (NO second mtg - Holiday) June 8, 22 1998 July 13, 27 1998 August 10, 24 1998 September 14, 28 1998 October 12, 26 1998 November 9, 23 1998 December 14, 28 1998 January 11, 25 1999 February 8, 22 1999 March 8, 22 1999

Budget Hearing 7:00pm, Monday 22, 1999

## PLANNING COMMISSION MEETINGS 7:30PM

April 2, 1998 May 7, 1998 June 4, 1998 July 2, 1998 August 6, 1998 September 3, 1998 October 1, 1998 November 5, 1998 December 3, 1998 January 7, 1999 February 4, 1999 March 4, 1999

#### PLANNING COMMISSION MEMBERS

/William Dore - Chairman 2582 S. Huron Kawkawlin, MI 48631

Christine Eckerle 1768 Seidlers Rd. Kawkawlin, MI 48631

Richard LeFevre 199 S. Linwood Bch. Linwood, MI 48634 /Robert Haritier 333 S. Mackinaw Linwood, MI 48634 \*

Jack Hetherington 1100 S. Huron Kawkawlin, MI 48631

Elgin Nichols
1446 E. Parish Rd.
Kawkawlin, MI 48631

Michael E. Arnold - Board Representative 1238 E. Parish Rd. Kawkawlin, MI 48631 KAWKAWLIN TOWNSHIP BOARD OF TRUSTEE'S

Lloyd W. Pajot, Supervisor 1375 E. Beaver Road Kawkawlin, MI 48631 684-1257

Roy DeLorge, Treasurer 1479 S. HUron Road Kawkawlin, MI 48631 684-1752

Michael E. Arnold, Clerk 1238 Parish Road Kawkawlin, MI 48631 684-9358

Melvin C. McNally, Trustee 2081 S. Fraser Road Kawkawlin, MI 48631 684-1055

Clarence Reeves 1195 S. Brissette Bch. Kawkawlin, MI 48631 686-4249

#### SCHEDULED BOARD MEETINS 1996-97

(7:30 p.m.)

April 8 & 22, 1996 May 13 (No Second Memorial Day) June 10 & 24, 1996 July 8 & 22, 1996 August 12 & 26, 1996 September 9 & 23, 1996

October 14 & 28. 1996 November 11 & 25, 1996 December 9 & 23, 1996 January 13 & 27, 1997 February 10 & 24, 1997 March 10 & 24, 1997

Budget Hearing 7:00 p.m., Monday, March 25, 1997

#### SCHEDULED PLANNING COMMISSION MEETINGS

(7:30 p.m.)

April 4, 1996 May 2, 1996 June 6, 1996 July 4, 1996 (No Meeting) August 1, 1996 September 5, 1996

October 4, 1996 November 7, 1996 December 5, 1996 January 2, 1997 February 6, 1997 March 6, 1997

#### PLANNING COMMISSION MEMBERS

Michael Ferriox Chairman 763 El Townline Road Kawkawlin, Mi 48631

Christine Eckerle, Secretary 1768 E. Seidler Road Kawkawlin, MI 48631

William Dore 2582 M 13 Kawkawlin, MI 48631 Robert J. Heritier, Vice-Chairman 333 S. Mackinaw Road Linwood, MI 48634

Michael Hewitt 845 S. Litwood Bell Rd. Kawkawlin, ME 48631 - UND

Jack Hetherington 1100 S. Huron Road Kawkawlin, MI 48631

Michael Arnold, Twp. Board Member

Richard LEFEURE 189 S. Linwood BekRd. Linwood, MIT 4863 4 697-3209

### KAWKAWLIN TOWNSHIP

BAY COUNTY, MICHIGAN

1836 E. Parish Road, Kawkawlin, Michigan 48631 Phone (517) 686-8710 • Fax (517) 686-0895

Lloyd W. Pajot Supervisor

CHAEL E. ARNOLD

ROY DeLORGE Treasurer

MELVIN MONALLY Trustee CLARENCE REEVES

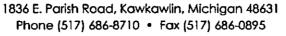
#### KAWKAWLIN TOWNSHIP PLANNING COMMISSION MEMBERS

	NAME & ADDRESS	PHONE	EXPIRATION DATE
<del></del>	Michael Ferrio 763 E. Townline Road Kawkawlin, MI. 48631	684–5055	December, 1997
-	Michael E. Arnold 1238 E. Parish Rd. Kawkawlin, MI. 48631	684-9358	December, 1998
	Robert J. Heritier 333 S. Mackinaw Rd. Linwood, Mi. 48634	697–3613	December, 19958
	Christine Eckerle 1768 Seidlers Road Kawkawlin, Mi. 48631	684-2058	December, 1996
	Jack Hetherington 1100 S. Huron Rd. Kawkawlin, MI. 48631	4653 684- <del>4658</del>	December, 1996
	Bill Dorē 2582 M-13 Kawkawlin, Mi. 48631	684-0100 662-7/39	December, 1997
	James Lillo 2162 E.N. Boutell Rd. Linwood, Mi. 48634	686-3100 W 697-4386 H	December, 1997

Leonard Bullor 697-4420 Mike Hewith - 697-3893.

## **KAWKAWLIN TOWNSHIP**

BAY COUNTY, MICHIGAN .



Lloyd W. Pajot Supervisor

CHAELE. ARNOLD

ROY DeLORGE Treasurer MELVIN MCNALLY Trustee CLARENCE REEVES Trustee

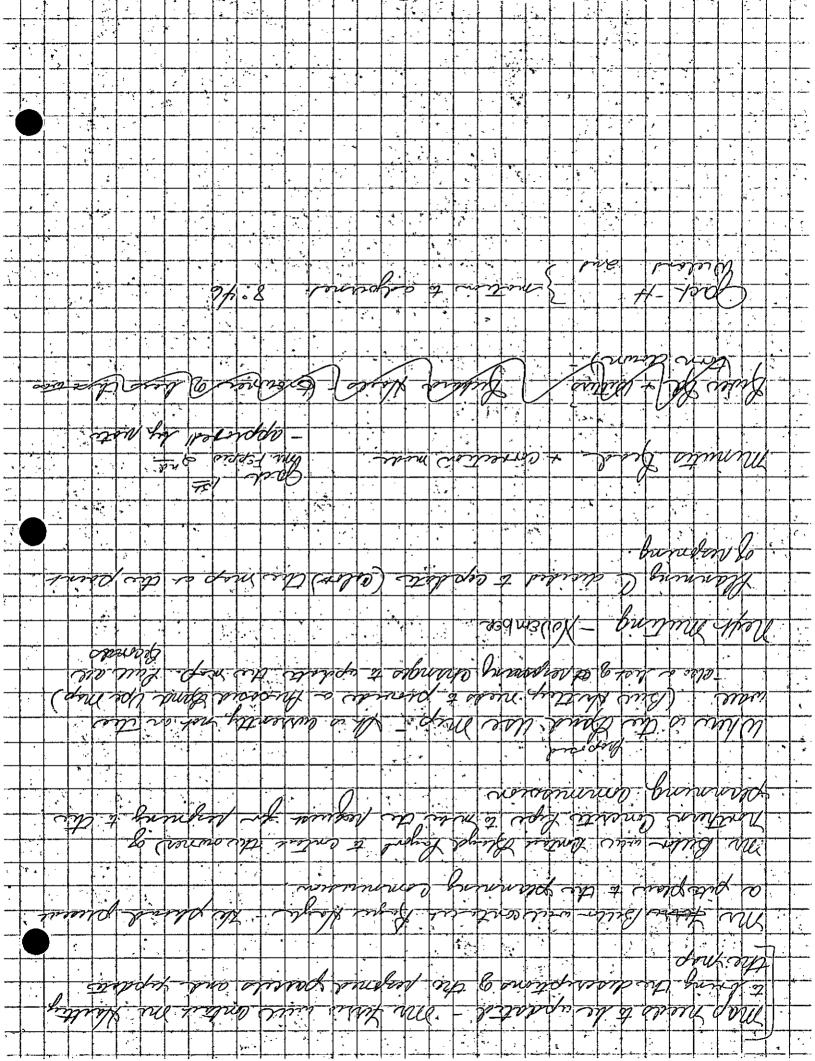
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√Bill Dore 2582 M-l3 Kawkawlin, Mi. 4863l	684-0100	December, 1997
James Lillo 2162 E.N. Boutell Rd. Linwood, Mi. 48634	686-3100 W 697-4386 H	December, 1997
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William Hartley 1195 E. Beaver Road Kawkawlin,MI 48631	684–6732	December, 1995
Robert J. Heritier 333 S. Mackinaw Road Linwood,MI 48634	697–3613	December, 1995
Charlene Wieland 2127 Old Beaver Road Kawkawlin,MI 48631	684–1003	December, 1994
Wilford Wieland 1770 Lauria Road Kawkawlin,MI 48631	684-3381	December, 1994
Christine Eckerle 1768Seidlers Road Bæsity,MI 48706	684~2o58	December, 1996
Λ Jack Hetherington 1100 S. Huron Road Kawkawlin,MI 48631	684-465 <b>/</b> 3	December, 1996

09080003400050 FERRIS Heritier P Willand A W. Wieland Helperinglor. Tetor parcel A: from Country Thomas Lequest of Counchip Superius vi - anticipates sites business moving into the area wie drawing the notices & run-Liter one 15 mation Variter Stud with application WInde ecreational Out of Torniers RU park year



## PLANNING COMMISSION MINUTES May 5,1994

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The minutes of 02/03/94 were read and approved by acclimation of the Chairman. L. Ballor stated to the Commission members present that the zoning maps need updating & re-printing. Hartley called various Townships during the meeting & found that Bartow & King Engineers would be willing to provide the art work saying that all they need is some blank township maps from Bay Co. Planning Dept. & a copy of our present zoning map. Clerk Hartley then got the Ordinance book out and along with the Commission members brought the both zoning maps up to date.

Chairman Ferrio suggested that the Planning Commission re-schedule election of Officers until all Planning Commission Members can be present. Hopefully at the next Regular Planning Commission scheduled for June 2,1994 at 7:30 p.m.

There being no further business discussed this meeting was adjourned at 8:20 p.m. on a motion moved by W. Wieland.

Respectfully submitted,

William C. Hartley, Acting Sec.

Kawkawlin Township Planning Commission

William C.

Members Present: Ferrio

C. Wieland W. Wieland Hartley

Members Absent: Heritier

Hetherinaton

Fortune

Also Present:

L. Ballor

Minutes

approved as read any 4, 1994

#### PLANNING COMMISSION MINUTES

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Respectfully submitted,

William C. Hartley, Acting Sec.

Kawkawlin Township Planning Commission

William (?)

Members Present: Ferrio

C. Wieland W. Wieland Hartley

Members Absent: Heritier

Hetherington

Fortune

Also Present:

L. Ballor

## BILLS FOR APPROVAL June 1994 (Voucher #'s 7861-7923)

·	
*_Office Max (FAX Machine)	699.00
nsumers Power Co. ((lift Pump)	24.40
Amritech (L. 43.69; F.D. 58.03; Cust. 30.30 & Adm. 69.52)	201.54
Consumers Power (Hall E. 112.49, G. 114.33; Adm. E. 139.60, G.70.66	
Reg. St. 514.88, Sp. St. 189.20 & Cemetery 9.05)	1,150.21
US Sprint (Long Distance Adm.)	1.85
L. Pajot (May Mileage & Meals 101.42 & Easements 40.00)	1,275.92
W. Hartley (May Mileage 56.25 & Supplies 9.91)	1,088.66
R. DeLorge	1,022.50
M. McNally	202.09
B. Reder	202.09
M. Cuddie	1,607.00
F. Rechsteiner	507.92
W. Ayers (4 Custodials 436.00, Mileage 16.00 & Supplies 10.00)	1,068.18
D. Herriman (Sec. 100.0 Hours @ 5.75)	531.01
M. Arnold (Computer Elections 16.5 Hours @ 5.25)	79.99
L. Ballor (18 Permits Issued 2,450.00, Seminar 121.00)	2,155.57
B. Long Offe Permit Issued)	62.33
M. Mowbray One Permit Issued	41.55
R. Peil (10 Permits Issued)	470.43
Six F.D. Officers (21.05 Postage)	1,868.92
Chemical Bank & Trust (S.S. & Medicade 1,547.62 & Federal 891.00)	2,438.62 300.00
Four Hall Damage Deposit Refunds	69.20
Mi Airgas (1 Inv. Hall 13.20 & 2 Inv. F.D. Hydro Test. 56.00)	40.85
C & R True Value (1 Inv. Hall 34.82 & 2 Inv. F.D. 6.03)	35.00
Ron's Sewer (Hall Clean-Out April)	214.46
& J Janitorial Supplies (Two Invoices Supplies Hall)	5.91
entral Mi Lmbr. (Hall)	1,050.00
Midland Chemical (Floor Polisher)	430.00
State Of MI (Brush Truck Insurance)	36.14
Hugo's Key & Lock (25 Keys F.D.)	30.00
Village Towing (Brush Truck Stuck)	20.00
Bay Co. Firefighters Assoc. (1994 Dues) MCM Group (Insurance Firefighters)	767.00
Front Line Services (Service & Parts On F.D. Vehicles) Five Invoices)	2,498.63
L & S. Warning System (One Invoice Parts F.D.)	44.85
Farmers Petroleum (One Invoice Fuel F.D.)	117.86
Bay Auto & Truck Parts (One Invoice Parts F.D.)	1.99
Discount Auto Parts (Two Invoices Parts F.D.)	9.71
Rod Back (Confer Sign)	650.00
Roger's Carpet Cleaner (Adm. & meeting Rm.)	220.00
Lloyd Cabinet Shop, Inc. (Adm. Office)	31.50
Manufactures Life (Employee Life One Month)	82.19
Campbell, Kusterer & Co. (Audit & F-65 Report)	1,500.00
MTA (Dues & Legal Fund Contribution)	1,822.94
The Bay City Democrat (13 Subscriptions 78.00 & Plmb. Permits 42.00)	120.00
Meridian Outdoor Center (Rec. Park Equipment)	541.75
Bay Co. Treasurer (April Road Patrol)	208.33
BAy CityBlueprint & Supply (Assessor Maps)	49.72
Rush-Stationers-Printers (Two Inv. Adm. Supplies)	27.33
ETNA Supply Co. (5,300 Feet of 8 inch Pipe Mackinaw Rd.)	21,465.00
Oliver Bacca (Trash Collection Refund)	99.00

### BILLS FOR APPROVAL JUNE 1994 (Continued Page-2)

Doubleday Brothers & Co. (One Invoice Election Supplies) Micro Arizala Systems (Two Computer Calls Elections) Sexton Disposal Co. (May Refuse Removal) Unclaimed Freight STore (Six Invoices Cemetery Supplies)	147.22 60.00 12,566.00 189.99
TOTAL	62,153.34

The Regular Meeting of the Kawkawlin Township Board was called to order at 7:30 p.m. by Pajot. Pajot led those present in a pledge to the flag. A roll call of Officers was taken with Pajot, Hartley, DeLorge, McNally & Reder being present. Also present were M. Linton, J.F. Pashak, Dale, W. Ayers & M. Gwizdala.

The secretary's minutes of April 11 & 25,1994 were accepted as printed on a motion moved by DeLorge & supported by Reder; voice vote, motion carried. The Treasurer's report was accepted as printed on a motion moved by Hartley & supported by Reder. A roll call vote was taken with 5 yeas, 0 nays; motion carried.

At 7:35 p.m. a motion was moved by DeLorge & supported by McNally to suspend the rules; voice vote, motion carried. Doug Dale from Wade-Trim spoke to the Board about the proposed Essexville Sewer Connection to the West Bay County System, Mr. Dale spoke until 8;10 p.m. with various Board members asking questions & receiving answers from Mr. Dale.

W. Ayers wanted to know when the Bay County Recreation Dept. would be finishing the tennis courts in the Recreation Park. Pajot will look into this matter & report back to Mr. Ayers. M. Linton approached the Board for funds for the Linwood Summer Recreation Program; she stated that 120 childred attended last year's program.

Chief Gwizdala informed the Board that the Rescue Truck & the Tanker will be going to Front Line Services for their contracted service work that was recently approved by the Board. Chief Gwizdala also informed the Board that 50 pager batteries should be purchased, a attic ladder for the pumper and requested permission to send two Officers to the Chief's Conf. in Lansing and five firefighters for a one day session during this Conference.

At 8:35 p.m. a motion to reconvene the meeting was moved by Hartley & supported by DeLorge, voice vote, motion carried. Bills were presented for approval in the amount of\$35,494.51 (Voucher #'s 7814-7860). A motion to pay all bills was moved by Reder & supported by McNally. A roll call vote was taken with 5 yeas, 0 nays; motion carried.

Communications were received as follows:

- 1. Fire Dept. Minutes 04/05/94.
- 2. Building Dept. Report April 1994.
- 3. MI D.N.R. re: Permit For Hauling Wash Water From Labor Camp/L. Steingraeber.
- 4. Fraser Twp. re: Copy Of Resolution Of approval (Water Line Extension/Financing).
- 5. T. Hickner re: (2) 1994 Mosquito Tire Program 05/13-14/94 & Proposed Co. Water Sypp. Ord.
- 6. Infant Child CPR re: Series Of Training Sessions.
- 7. MI State housing Dev. Auth. re: Block Grant Funds For 1994.
- 8. D.N.R. re: Scenic Point Approval.
- 9. Bartow & King re: Information On Boring & Jacking R.R. At Beaver Road/Mid.-Saq. Water.
- 10. MESC re: Kawkawlin Twp. Reply To Cramer Claim.
- 11. Bay Co. Emergency Services re: Review Flood Plain Maps 05/11/94.
- 12. Bay City State Park re: Schedule Of Summer Events.
- 13. MI Dept. Of Treasury re: Millage Reduction Fraction Computations.
- 14. MI Municipal Comp Fund re: Certificate Of Membership.
- 15. H. Hickner re: Requesting Copy Of Twp. Recent Audit.
- 16. Frankenmouth Mutual Ins. re: Reply To Charge For 911 Run For H. Wegener.
- 17. Capitol Currents re: Volume 14. Number 4. April 1994.
- 18 MI Municipal Review re: May 1994.

#### New Business:

After some discussion a motion was moved by McNally & supported by Reder to provide \$500.00 for the Linwood Summer Recreation Program. A roll call vote was taken with 5 yeas, 0 nays; motion carried.

After some discussion a motion was moved by Hartley & supported by McNally to purchase 50 eries for the pagers, one attice ladder & funding for two Officers @ \$175.00 plus 125.00 & mileage for five fire-fighters to attend the Chief's Conf. in Lansing. A rollcall vote was taken with 5 yeas, 0 mays; motion carried.

#### 1836 E. Parish Road May 9;1994 (Continued Page-2)

#### Old Business:

After some discussion a resolution was offered by McNally & supported by DeLorge to charge \$2,000.00 upfront hook-up plus an additional \$2,100.00 installation fee for water line extension customers on Mackinaw Road N. of Beaver & any future hook-ups. A roll call vote was taken with 5 yeas, 0 nays; Resolution declared adopted.

Also after some discussion a motion was moved by Hartley & supported by DeLorge to purchase 5,300 feet of 8 inch water pipe & all the 6 inch pipe when available for the extension on Mackinaw Road N. of Beaver Road. A roll call vote was taken with 5 yeas, 0 nays; motion carried.

Pajot informed the Board that the following drain hearing will be held at 11:00 a.m. at the Township Adm. Meeting Room or Hall if necessary: Duby Drain June 21,1994

McNally Drain June 23,1994

R.R & Linwood Combined June 28,1994.

Pajot also informed the Board members that a cleaning bee will be held at 7:00 p.m. on May 17,1994 to go through the items in the vault.

There being no further business discussed a motion to adjourn was moved by Hartley at  $10.05\ \mathrm{p.m.}$ 

Respectfully submitted,

William C. Hartley, Clerk

The Regular Meeting of the Kawkawlin Township Board was called to order at 7:30 p.m. by Pajot. Pajot led those present in a pledge to the flag. A roll call of Officers was taken with Pajot, Hartley, DeLorge, McNally & Reder being present also present were J.F. Pashak, W. Ayers, R. Remo, J. Davison, M. Dean, P. Campbell, L. Foco & M. Gwizdala.

The secretary's & Treasurer's report were dispensed with. At 7:32 p.m. a motion was moved by Hartley & supported by McNally to suspend the rules; voice vote, motion carried. W. Ayer's requested the Board's decision on allowing portable structures such as tents being ericted during Hall rentals and also asked the Board to look at a "buffer" he is using; hopefully that the Board will purchase for use in the Hall as the old ones are not doing a good job anymore; the cost for the model he is using as a demonstrator is \$1,010.00.

Chief Gwizdala requested that the Board consider a "burning ordinance" and along with the other F.D. Officers explained the problems that was recently encountered at A. Wackerle's farm on the former Zalucha place located on Cottage Grove Road just West of the X-Way.

At 8:15 p.m. a motion was moved by Hartley & supported by DeLorge to reconvene the meeting; voice vote, motion carried. Bills were presented for approval in the amount of \$724.39 (Voucher #'s 7861-7862). A motion to pay all bills presented was moved by McNally & supported by Reder. A roll call vote was taken with 5 yeas, 0 nays; motion carried.

#### Communications were received as follows:

- 1. F.D. Minutes 05/03/94.
- 2. Bd. of Appeals Minutes 05/03/94.
- 3. Planning Comm. Minutes 05/05/94.
- 4. L. Foco Pres. F.D. re: Letter Of Recommendation To Accept J. Snyder As A Trainee.
- 5. Copy of Resolution For Mackinaw Road Water Extension N. of Beaver Road.
- 6. T. Hickner re: Youth Recreation Committee re: 05/18/94.
- 7. Bay Co. Rd. Comm. re: Minutes04/05/94.
- 8. Drain Comm. Rosebush re: (2) Bd. Of Determinations Duby & Branch 6/21 & McNally 6/23/94.
- 9. Bay Arenac Inter. School Dist. re: Progress Report & Next Meeting Notice.
- 10. Bd. Of Co. Rd. Comm. re: Scenic Point Project Update.
- 11. MESC re: (2) Reply's Cramer Case.
- 12. M. Harnden re: Letter To MTA Requesting Opinion On Water & Sewer Authority.
- 13. Wade-Trim re: Contract Change Order Mackinaw & Boutell Rd. Project/Meylan Contracting.
- 14. State Dept. of Treasury re: Millage Request & Millage Rollbacks.
- 15. Bay Co. Dept. W/S re: (3) 1st. Qtr. Interim Report, Meeting Notice 05/25/94 & Minutes 04/27.
- 16. Bay-Arenac Mental Health re: Letter Indicating Not Interest To Purchase Corner Lot.
- 17. Turkey Roost re: Letter Requesting Sewer Line.
- 18. MI Municipal Liability & Property Pool re: Financial Report 12/31/93 & 92.

After some discussion it was decided to not allow any outside structures such as tents be installed when the Hall is being rented as this would be a dangerous precedent for liability. Also during this discussion a motion was moved by Hartley & supported by McNally to purchase the "Buffer" being demonstrated at the Hall for \$1,010.00. A roll call vote was taken with 5 yeas, 0 nays; motion carried.

Also after some discussion Pajot said that Elgin Nichols & Richard Hoffman would be interested in a seat on the Bd. Of Appeals. Clerk Hartley was instructed to contact the inactive members & report back to the Board.

After some discussion at motion was moved by Hartley & supported by Reder to accept Jason Snyder as a Trainee for the F.D.; voice vote, motion carried.

The meeting was then adjourned at 10:20 p.m. on a motion by Hartley.

Respectfully submitted.

Welleon Partle William C. Hartley, Clerk

#### PLANNING COMMISSION MINUTES

August 4, 1994

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7:36 p.m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, W. Wieland, Heritier, Hetherington, Hartley, and Eckerle being present. C. Wieland was absent. L. Ballor was also present.

Open Forum: A petition was presented to the Planning Commission by Bob Harvey concerning the erecting of certain out buildings on the old railroad property along side of S. Linwood Beach Rd. between Boutell and Cottage Grove roads. Eight people were present along with the Commission for the subsequent discussion that centered around this petition. Mr. Ferrio explained the procedure for petition to the assembled group.

Mike Stazek??(spelling) asked the Commission about a special use permit for land that is currently zoned as C2. He is considering putting a small machine shop there and was wondering if it was permitted.

#### Commission:

#### Old Business:

The minutes of minutes of May 5, 1994 were read and approved by acclimation of the Chairman.

The new zoning map was presented for the Commission's approval. It is in color which makes it much easier to distinguish the various zones. It was decided to purchase two large maps, one for the Board room and one for the office, and 75 smaller ones for the various people that may need one.

#### New Business:

The petition for the restrictions to the old railroad property that borders S. Linwood Beach Rd. was discussed by the Commission. It was decided that it would be sent to the Township Board without a recommendation from the Planning Commission.

There was a discussion about ordinances that need to be enforced.

The special use permit was discussed. It was decided that if the permit was applied for the Ordinance Book must be followed.

There being no further business discussed this meeting was adjourned at 9:15 p.m.

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There being no further business discussed this meeting was adjourned at 9:15 p.m.

LAW OFFICES
THOMAS E. BOCK
'817 WASHINGTON AVENUE
SUITE 300
POST OFFICE BOX 879
BAY CITY, MICHIGAN 48707-0879

(517) 892-6016 (517) 892-4742 (FAX)

August 11, 1994

Leonard Ballor Kawkawlin Township 1836 Parish Road Kawkawlin, MI 48631

Dear Mr. Ballor:

On August 8, 1994, you invited my response to the fact that a petition bearing approximately 34 signatures had been received regarding construction of structures on the 100' wide railroad roadbed property.

It appears the petition is, in effect, a request to change the Township Zoning Ordinance.

The public body, probably the Zoning Board of Appeals, to which you refer the petition should acknowledge its receipt in public and in the minutes and take whatever action the Board deems appropriate.

The authority for decision-making rests with the Board. The petition is an expression of belief or opinion and, obviously, has no binding effect on the Board.

My recollection of the property in question is that only 5-6 properties fit the description of what the petitioners are protesting. It is preferable to deal with those properties on a case-by-case basis, rather than seek modification of the zoning ordinance.

Very truly yours,

Thomas E. Bock

TEB/csr

#### PLANNING COMMISSION MINUTES

October 6, 1994

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, C. Wieland, W. Wieland, Heritier, Hetherington, and Eckerle being present. B. Hartley was absent. L. Ballor was also present.

Open Forum: As no members of the public were present, there was no open discussion.

#### Commission:

#### Old Business:

The minutes of meeting of August 4, 1994 were read and approved by acclimation of the Chairman.

The property at the corner of 7-Mile and Beaver is being cleaned up. There are approximately 40 violations around the township and most have been taken care of. A few are still pending.

The new zoning map was accepted by the Commission. Stencils are available for updating and this should be done very quickly with each change.

A motion was made by Jack Hetherington and seconded by Robert Heritier that the petition for restrictions to the old railroad property that borders S. Linwood Beach Rd. was considered, conversed on, and it was voted on to take no action at this time. The motion carried.

#### New Business:

There was no new business. It was decided not to have a meeting in November by decision of the chairman.

There being no further business discussed this meeting was adjourned at 8:15 p. m.

Respectfully submitted,

Christine Eckerle, Sect. Kawkawlin Township Planning Commission Members Present:

Ferrio

W. Wieland C. Wieland Heritier Hetherington

Eckerle

Members Absent:

Hartley

Also Present:

L. Ballor

## PLANNING COMMISSION MINUTES April 6, 1995

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, C. Wieland, W. Wieland, Heritier, Hartley, and Eckerle being present. J. Hetherington was absent. L. Ballor was also present.

Open Forum: A public petition was presented to the Commission by Mr. Hartley Holsinger for the rezoning of parcel 045 from Country Homes to Light Industrial. His intent is to use it in the future if he decides to expand his woodworking business. He has no plans to expand at this time. Public discussion was held and Mr. Paul Robinson stated that he was in favor of the expansion. He also asked that parcel 040 be included in the rezoning as this would formalized what had already been done.

The change from Country Homes to Light Industrial would be compatible with adjacent land use and this would be consistent with the intents and purpose of the zoning plan. This change would square up the land and make it a consistent package.

Mr. Hartley moved to recommend that the application to change parcels 040 and 045 from Country Homes to Light Industrial be approved with Charlene Wieland seconding it. The motion was approved.

#### Commission:

#### Old Business:

The minutes of October 6, 1994 were read. Mr. Hartley moved to approve the minutes as read and Mr. Heritier seconded it. The minutes were approved.

In the future, if there is no meeting, Mr. Hartley will post a sign.

A discussion was held concerning appropriate fencing for junk yards that front onto M-13. It was decided to investigate the planting of evergreens to establish a green area as this would entail minimum expense and would be the most effective. Charlene Wieland will contact the Soil Conservation and find out what types of trees would work the best for this application. She will report back at the next meeting.

A discussion was also held on an amendment for building sites to be changed from two acres to one acre. This would encourage growth in areas where there are utilities. Mr. Hartley will present this to the Board at their next meeting.

There being no further business discussed, this meeting was adjourned at 8:20 p. m.

Respectfully submitted,

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

**Members Present: Ferrio** 

W. Wieland C. Wieland Heritier Hartley Eckerle

Members Absent: Hetherington

Also Present: L. Ballor

H. Holsinger J. Martuch A. Reist P. Robinson L. Paige

### KAWKAWLIN TOWNSHIP

BAY COUNTY, MICHIGAN

VILLIAM C. HARTLEY

ROY DeLORGE Treasurer 1836 E. Parish Road, Kawkawlin, Michigan 48631

Lloyd W. Pajot Supervisor MELVIN MCNALLY

BERNARD REDER

March 18,1995 Kawkawlin,MI 48631

The Bay City Democrat 309 Ninth Street P.O. Box 278 Bay City,MI 48707-0278

Dear Editor:

Please\_publish once on or beforeMarch\_31,1995 the following "Public Hearing" notice:

KAWKAWLIN TOWNSHIP NOTICE OF PUBLIC HEARING

On Thursday April 6,1995 the Kawkawlin Township Planning Commission will be conducting a "Public Hearing" at 7:30 p.m. on a "Application For Re-Zoning" submitted by Harley O. Holsinger,2922 S. Huron Road, Kawkawlin, MI 48631. The purpose of the application is to seek re-zoning in Section 36 a certain parcel from it's present CH (Country Homes) to LI (Light Industrial).

Written comments may be sent to Michael Ferrio, Chairman of Kawkawlin Township Planning commission, 763 E. Townline Road, Kawkawlin, MI 48631.

A copy of this application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

Signed Christine Eckerle, Secretary Kawkawlin Township Planning Commission 1836 E. Parish Road Kawkawlin, MI 48631

Please send billing & affidavit of publication to:

William C. Hartley,Clerk Kawkawlin Township 1195 E. Beaver Road Kawkawlin,MI 48631

Respectfully yours,

William C. Hartley, Clerk

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# TOWNSHIP OF KAWKAWLIN BAY COUNTY, MICHIGAN

## APPLICATION FOR RE-ZONING

Date: March 9, 1995	
Name of Applicant Harley O. Holsinger T	elephone <u>(51.7) 684-3101</u>
Mailing Address 2922 Huron Rd., Kawkawlin, MI 48631	
Name of Owner Holsinger Manufacturing Corporation T	elephone (517) 884-3101
Mailing Address 2922 Huron Rd., Kawkawlin, MI 48631	
Legal Description of Premises COM 732.50 FT s 87D 10M E FROM SW COR OF	SEC TO C/L OF OLD
FRASER RD, TH NELY ALG C/L 360.85 FT TO REAL POB TH NLY 430.50	FT, TH AT RT ANG 147.80
FT ELY TH SLY 333 FT TO C/L OLD FRASER RD, TH SWLY 174 FT TO BE	G. SEC 36 T15N R4E.
Application is hereby made to change <u>Country Homes</u> district or zone to <u>L</u> or zone.	
Present use of premises: Mobile Home Lot (1) - No Permanent S	Structures
Proposed use of premises: Future Expansion of Present Woodwo	orking Business
Present Zoning: Country Homes	
Additional Information:  A. X Vicinity plan showing land use within 300 feet of the perimeter of the plan.  B. X Scale drawings showing plan view with yard areas and elevations of the	
	arly O. Halsinger Signature of Applicant
The Kantawin Hanning Commission wi 7:30 PM, at the Kantawin Township a since to review the above application for he gains	Il meet agril 6,1495,
as results true was a significant to the significan	

# TOWNSHIP OF KAWKAWLIN BAY COUNTY, MICHIGAN

### APPLICATION FOR RE-ZONING

Date: March 9, 1995
Name of Applicant Harley O. Holsinger Telephone (517) 684-3101
Mailing Address 2922 Huron Rd., Kawkawlin, MI 48631
Name of Owner Holsinger Manufacturing Corporation Telephone (517) 684-3101
Mailing Address 2922 Huron Rd., Kawkawlin, MI 48631
Legal Description of Premises COM 732.50 FT s 87D 10M E FROM SW COR OF SEC TO C/L OF OLD
FRASER RD, TH NELY ALG C/L 360.85 FT TO REAL POB TH NLY 430.50 FT, TH AT RT ANG 147.80
FT ELY TH SLY 333 FT TO C/L OLD FRASER RD, TH SWLY 174 FT TO BEG. SEC 36 T15N R4E.
Application is hereby made to change <u>Country Homes</u> <u>district or zone to Light Industrial</u> <u>district</u> or zone.
Present use of premises: Mobile Home Lot (1) - No Permanent Structures
Proposed use of premises: Future Expansion of Present Woodworking Business
Present Zoning: Country Homes
Additional Information:
<ul> <li>A. X Vicinity plan showing land use within 300 feet of the perimeter of the property to be re-zoned.</li> <li>B. X Scale drawings showing plan view with yard areas and elevations of the proposed structure.</li> </ul>
b. A Scale drawings showing plan view with your discussions of the property of
Signature of Applicant
The Kankawlin Hanning Commission will mest affect to 1948
17:30 PM, at the Kankandin Township administration Sudding to remew the above application for he zaing to Fight Industrial

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à à 030 L16HT INDUSTRIAL 4.66A Robbert 1735 159.6A E T 035 000 121.17 PAUL RESIDENCE OSO FRASER KESIDENCE PESIDENKE POB5 TOLD 139 A RESIDENCE 1200 RUSSELI KAWKAWLIN PIVER 3.6A 190 in Ç,

in the Township of Kawkawlin, County of Bay, and State of Michigan, and described as follows, to-wit:

That part of the parcel of land hereinafter described which lies south of a line drawn from a point of the West line of said land which point is 430.50 feet Northerly of the center line of Russell Street (formerly known as Old Fraser Road) to a point on the East line of said land which point is 333 feet Northerly of the Center line of Russell Street, said described parcel of land is a part of the following:

Commencing at the Southwest corner of Section 36, Town 15 North, Range 4 East; thence on magnetic bearing South 87 degrees 10 minutes East being at Right angles to the West line of Section 36, 732.50 feet to a point in the Center of Russell Street, f/k/a Old Fraser Road; thence on a line North 57 degrees 11 minutes East 360.85 feet to the point which is the place of beginning; thence North 1 degree 45 minutes West 1026.6 feet to the Southwesterly side of Highway US 23; thence Southeasterly along said right-of-way 363.5 feet; thence South 1 degree 45 minutes East 601.9 feet to the center line of Russell Street, thence Southwesterly along the center line of said street 174 feet to the point of beginning, being a part of Government Lot 1, Section 36, Town 15 North, Range 4 East.

#### PLANNING COMMISSION MINUTES

October 6, 1994

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, C. Wieland, W. Wieland, Heritier, Hetherington, and Eckerle being present. B. Hartley was absent. L. Ballor was also present.

Open Forum: As no members of the public were present, there was no open discussion.

#### Commission:

#### Old Business:

The minutes of minutes of August 4, 1994 were read and approved by acclimation of the Chairman.

The property at the corner of 7-Mile and Beaver is being cleaned up. There are approximately 40 violations around the township and most have been taken care of. A few are still pending.

The new zoning map was accepted by the Commission. Stencils are available for updating and this should be done very quickly with each change.

A motion was made by Jack Hetherington and seconded by Robert Heritier that the petition for restrictions to the old railroad property that borders S. Linwood Beach Rd. was considered, conversed on, and it was voted on to take no action at this time. The motion carried.

#### New Business:

er viv myles

There was no new business. It was decided not to have a meeting in November by decision of the chairman.

There being no further business discussed this meeting was adjourned at 8:15 p.m.

Respectfully submitted.

Christine Eckerle, Sect. Kawkawlin Township

Planning Commission

Planning Commission Meet
April 6-1995 Jewley O, Jolsinger 3083 CANOLESTICKLANE BAYCITY

Joseph Martineh 2460 STARLITE SAGINAW

JULipius O Reed 178 Russell Re Rallofewelic

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Land College 204 Rossell Kankadin

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## PLANNING COMMISSION MINUTES July 6, 1995

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, W. Wieland, Hartley, and Eckerle being present. J. Hetherington, C. Wieland, and R. Heritier were absent. L. Ballor was also present.

Open Forum: A special use permit was requested of the Commission by Earl and Ellen Kelly. They wish to place a house trailer on their property for the care of their elderly parents (ages 83 and 80). This trailer would be placed in back of their home and they agreed to remove it when it was no longer needed.

Mr. and Mrs. Kelly's neighbors were present and voiced no opposition to the special use.

Mr. Hartley moved to approve the special use permit. Mr. Wieland seconded it and the motion carried by a vote of the commission. The commission members felt that this special use permit should be granted because it was in compliance to ordinance 55, there was no opposition by the neighbors, the ages of both parents, the length of time the permit would be in effect, and that the parties agreed to remove the trailer within 30 days after it was no longer needed.

#### Commission:

#### Old Business:

The minutes of April 6, 1995 were read. Mr. Hartley moved to approve the minutes as read and Mr. Ferrio seconded it. The minutes were approved.

Charlene Wieland contacted the Soil Conservation and will report back at the next meeting.

Mr. Ballor suggested that the commission update the main map at the next meeting. The commission needs to check the master use plan and make sure that all changes are within its guidelines. Some parcels have been rezoned so they need to be added to the main map.

There being no further business discussed, this meeting was adjourned at 7:48 p. m.

Respectfully submitted,

Christine Eckerle, Sect. Kawkawlin Township

Planning Commission

Members Present: Ferrio

W. Wieland

Hartley

**Eckerle** 

Members Absent: Hetherington

C. Wieland

Heritier

**Also Present:** 

L. Ballor

R. Dubiel

M. Groulx

C. Groulx

B. Kelly

E. Kelly

A. Krueger

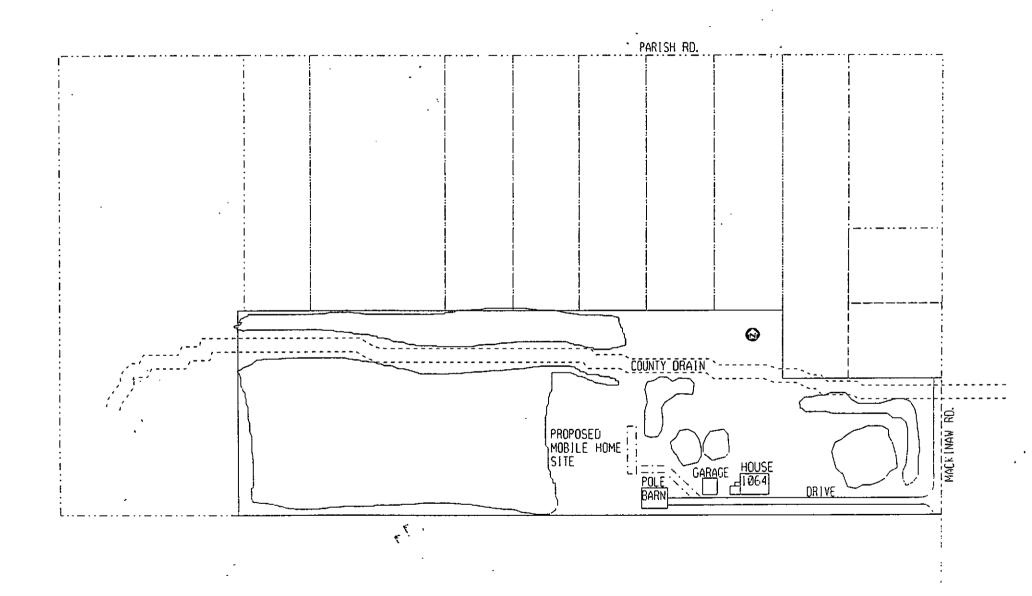
M. Jones

D. Jones

# KAWKAWLIN TOWNSHIP

## APPLICATION FOR SPECIAL USE PERMITS

Dale: 4-13-95
Name of Applicant: Earl & Ellen Kelly Tel (517) 484-783
Malling Address: 1064 S. Mackinaw Rd Kawkawlin Mi 48631
Name of Owner 5ame
Malling Address: Same
Legal Description of Premises: Attached
Blacement of House Trailer
Proposed Use of Land for Which SPECIAL Permit is Requested: We want to provide a
home for elderly (ages 83 480) parents where we can
help them as needed but they could still Live on the
own. They now live in Tenn. with none of their children
Present Zoning: Country Hames
Additional information which need not accompany this application but must be in the possession of the Zoning Board forly-eight (48) hours prior to the public hearing:
1. Vicinity plan showing land use within 300 feet of the perimeter of the property to be rezoned.
<ol> <li>Site plan, plot plan, or development plan, drawn to a readable scale, of the total property involved showing the location of all abutting streets, the location of all existing and proposed structures, the types of buildings and their uses.</li> </ol>
3. Preliminary plans and specifications of the proposed development and for all construction.
4. A statement with supporting evidence regarding the required finding specified in Section of the Zoning Code.
The Kawkawlin Township Planning Commission will meet at the Administration Building July 6, 1995, 7:30 P.M., for the above special use permit.  Signature of Applicant  With Kelly
- auth reser



Property description for 1064 S. Mackinaw Rd., Kawkawlin, Mi. 48631:

Situated in the Township of Kawkawlin, Bay County, Michigan:

The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 16, Town 15 North Range 4 East, EXCEPT the following parcels thereof: (1) Commencing at the Northwest corner of the said Northeast 1/4 of Northeast 1/4; running thence East on the North line of Section 16, 1050 feet; thence South 375 feet; thence West 800 feet; thence Southerly 279.7 feet to a point 254.18 feet East of the East 1/8 line of Section 16; thence West 254.18 feet to said 1/8 line; thence North 654.5 feet to the place of beginning. (2) Commencing at the Northeast corner of Section 16; thence South along the East line of said Section 16, 265.90 feet; thence West parallel to the North line of Section 16, 150 feet; thence South parallel with the East Section line 109.10 feet; thence West parallel with the North Section line, 100 feet; thence north parallel, with the East Section line 375 feet to the North line of Section 16, thence East along said North Section line 250 feet to the place of beginning. (3) Commencing on the West line of Mackinaw Road 215 feet South of the South line of Parish Road; thence South along Mackinaw Road, 210 feet; thence West 140 feet; thence North parallel with Mackinaw Road, 210 feet; thence East 140 feet to the place of beginning. EXCEPT also Right of Way to Consumers Power Company and Subject to Right of Way for Parish Road on the North side of Mackinaw Road on the East side of said parcel, and further subject to easements, restrictions, right of way and mineral rights as recorded or in common use.

May Grovey 1384 Faush CHRIS GROULY 1384 Parish RA 1064 5. Macking w Rd Bud Kelly 1064 5 Mackinger 2401 EBuch D 1046 Mackinaw Rd Marilyn Jones 1046 mackinin Rd

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# PLANNING COMMISSION MINUTES July 6, 1995

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, W. Wieland, Hartley, and Eckerle being present. J. Hetherington, C. Wieland, and R. Heritier were absent. L. Ballor was also present.

Open Forum: A special use permit was requested of the Commission by Earl and Ellen Kelly. They wish to place a house trailer on their property for the care of their elderly parents (ages 83 and 80). This trailer would be placed in back of their home and they agreed to remove it when it was no longer needed.

Mr. and Mrs. Kelly's neighbors were present and voiced no opposition to the special use.

Mr. Hartley moved to approve the special use permit. Mr. Wieland seconded it and the motion carried by a vote of the commission. The commission members felt that this special use permit should be granted because it was in compliance to ordinance 55, there was no opposition by the neighbors, the ages of both parents, the length of time the permit would be in effect, and that the parties agreed to remove the trailer within 30 days after it was no longer needed. The parties by the parallel of the parties.

### Commission:

#### **Old Business:**

The minutes of April 6, 1995 were read. Mr. Hartley moved to approve the minutes as read and Mr. Ferrio seconded it. The minutes were approved.

Charlene Wieland contacted the Soil Conservation and will report back at the next meeting.

Mr. Ballor suggested that the commission update the main map at the next meeting. The commission needs to check the master use plan and make sure that all changes are within its guidelines. Some parcels have been rezoned so they need to be added to the main map.

There being no further business discussed, this meeting was adjourned at 7:48 p. m.

Respectfully submitted,

4.1

Christine Eckerle, Sect. Kawkawlin Township

Planning Commission

Members Present: Ferrio

W. Wieland Hartley Eckerle

Members Absent: Hetherington

C. Wieland Heritier

**Also Present:** 

L. Ballor

R. Dubiel

M. Groulx

C. Groulx

B. Kelly

E. Kelly

A. Krueger

M. Jones

D. Jones

### PLANNING COMMISSION MINUTES October 5, 1995

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7:45 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, W. Wieland, Hetherington and Heritier, and Eckerle being present. C. Wieland, and Hartley were absent. L. Ballor was also present.

### Open Forum:

No member of the public was present to introduce issues for the open forum.

### Commission:

### **Old Business:**

The minutes of July 6, 1995 were read. Mr. Hertherington moved to approve the minutes as corrected and Mr. Ferrio seconded it. The minutes were approved.

A request by the Mr. Lloyd Pajot was made to rezone parcel 0908000340005000 form Country Homes to Light Industrial. Mr. Pajot anticipates future industrial growth in that area and presently Northern Concrete Pipe is located there. The potential for holding a public hearing to do this at the November meeting was discussed. A motion was made by Mr. Hertherington that the procedure start with an application for rezoning from Country Homes to Light Industrial be made out and signed by the present owner of the property. This would put this property in compliance with the ordinance. Permission to waive the fee by the Township would be subject to approval by the Township Board. Mr. Heriter seconded the motion. The vote was taken and the motion passed. Mr. Ballor will contact Mr. Pajot and ask him to contact the owner of Northern Concrete Pipe to make the request for rezoning to the Planning Commission.

Mr. Roger Hoyle has been allowing out-of-towners to park their recreational vehicles on his property during fishing tournaments. This property was not intended for an RV park as it is classified as Country Homes. Mr. Ballor will contact Mr. Hoyle and request a site plan for this area to be presented to the Planning Commission.

Mr. Ballor suggested that the commission update the main map at the next meeting. The commission needs to check the master use plan and make sure that all changes are within its guidelines. Some parcels have been rezoned so they need to be added to the main map. Mr. Ferrio will contact Mr. Hartley to bring the descriptions of the rezoned parcels and the paint to update the map to the November meeting. The map will be updated at the November meeting.

### PLANNING COVER, 1997 ON NOTES Orthority (5), 1737

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The Proposed Land Use Map is currently not on the wall of the meeting room. Mr. Hartley will also be asked to provide this map for the November meeting.

The Planning Commission decided to color the zoning map at the time each parcel is rezoned in the future.

There being no further business discussed, this meeting was adjourned at 8:46 p. m.

Respectfully submitted,

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

**Members Present: Ferrio** 

W. Wieland

Heritier

Hetherington

**Eckerle** 

Members Absent: C. Wieland

Hartley

Also Present: L. Ballor

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# TOWNSHIP OF KAWKAWLIN BAY COUNTY, MICHIGAN

## APPLICATION FOR RE-ZONING

19 acres

Date: October 10,1995	,
Name of Applicant Northern Concrete Pipe Company	Telephone : 7 - 892-3545
Mailing Address 401 Kelton Street, Bay City, Michigan , 48	706
Name of Owner	Telephone
Mailing Address	
Legal Description of Premises Parcel # 09-080-003-400-050-00	
As per plat map	
Application is hereby made to change <u>Country Homes</u> district o	r zone to <u>Light Industrial</u> district
or zoné. ម៉ែក ការសម្រោក របស់ ខេត្តប្លាយ ខេត្តប្រើប្រើកំពុលរបស់ ប្រកាសការស្វាញ សព្វស្វាយសម្រាស់ សមានការសម្រាស់ សមានការសម្រាស់ សមានការសម្រាស់ ប្រធានការសម្រាស់ ប្រធានការសម្រាស់ ប្រធានការសម្រា	
Present use of premises: Manufactor of Concrete Pipe	2.5% (A)
	,
Proposed use of premises: To continue with Manufactoring pip	De
Request for rezoning for future ex	gangion purposes.
Present Zoning: C.H. (Country Homes)	
Additional Information:	,
A. X Vicinity plan showing land use within 300 feet of the perimeter	er of the property to be re-zoned.
B. X Scale drawings showing plan view with yard areas and elevation	ions of the proposed structure.
The Kawkawlin Township Planning Commission will meet at Administration Building for the purpose of rezonir	November 2, 1995 7:30 P.M.  ng the above parcel.  Western Res

### KAWKAWLIN TOWNSHIP

BAY COUNTY, MICHIGAN



1836 E. Parish Road, Kawkawlin, Michigan 48631

Lloyd W. Pajot Supervisor MELVIN McNALLY

BERNARD REDER

October 17,1995 Kawkawlin,MI 48631

The Bay City Democrat 309 Ninth Street P.O. Box 278 Bay City,MI 48707-0278

Dear Editor:

Please publish once on or before October 27,1995 the following "Public Hearing" notice:

KAWKAWLIN TOWNSHIP NOTICE OF PUBLIC HEARING

On Thursday November 2,1995 the Kawkawlin Township Planning Commission will be conducting a "Public Hearing" at 7:30 p.m. on a "Application For Re-Zoning" submitted by Northern Concrete Pipe Co. 401 Kelton Street, Bay City, MI 48706. The purpose of the "Application" is to seek re-zoning in Section 3 a certain parcel from it's present CH (Country Home) to L1 (Light Industrial). Written comments may be sent to Michael Ferrio, Chairman; Kawkawlin Township Planning Commission, 763 E. Townline Road, Kawkawlin, MI 48631.

A copy of this "Application" is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

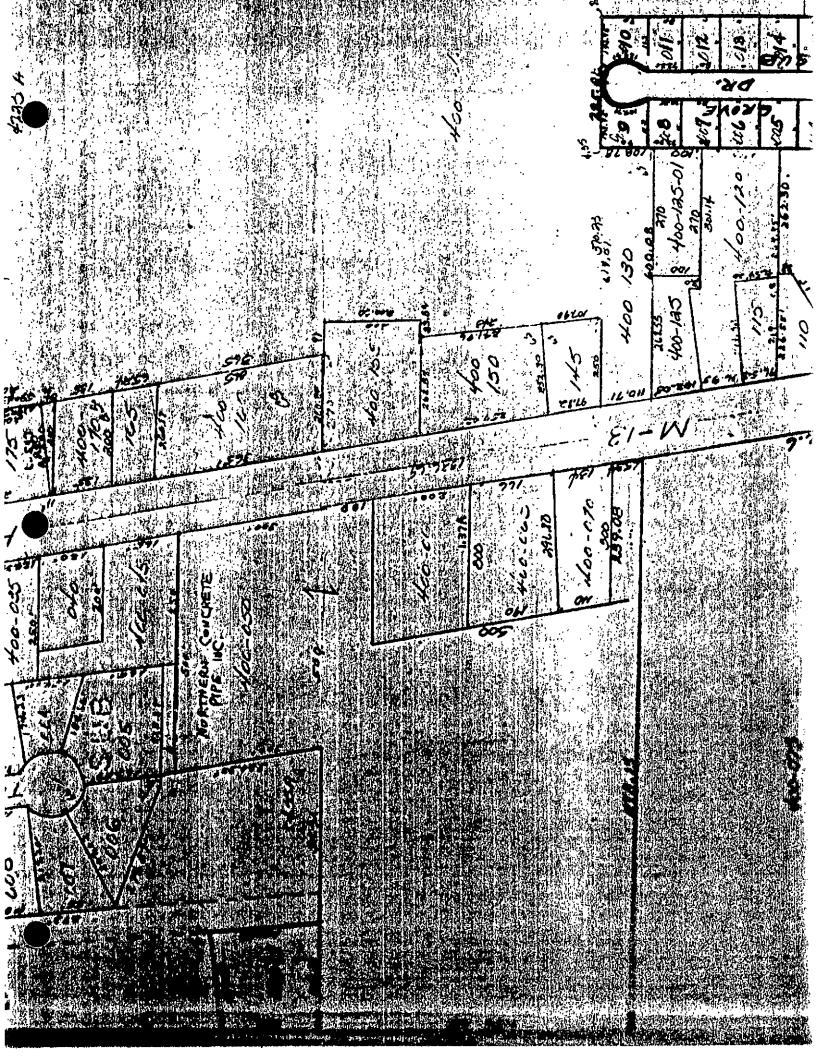
Signed: CHRISTINE ECKERLE,
Secretary
Kawkawlin Township
Planning Commission
1836 E. Parish Road
Kawkawlin, MI 48631

Please send billing & affidavit of publication to:

William C. Hartley,Clerk Kawkawlin Township 1195 E. Beaver Road Kawkawlin,MI 48631

Respectfully yours

William C. Hartley, Clerk



# PLANNING COMMISSION MINUTES November 2, 1995

Constitute the constitution in the state of

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, Hartley, W. Wieland, Hetherington and Heritier, and Eckerle being present. C. Wieland was absent. L. Ballor was also present.

### **Open Forum:**

An application for re-zoning was presented by Mr. William Washabaugh. He requested that the parcel # 09-080-003-400-050-00 (per plat map) be rezoned from Country Homes to Light Industrial. He had assumed that when the zoning authority had changed from the Country control to the Township's control that as he had been operating his business, he had been "grandfathered in" as Light Industrial. He has requested this change to come into compliance. He wants to continue to manufacture concrete pipe at this site.

A question was raised concerning the use of chemicals in curing the concrete but Mr. Washabaugh stated that he used only steam. Other issues were raised about the potential of having a Green Belt between the neighboring homes and the concrete plant. This issue would become important if the concrete plant were to be expanded but Mr. Washabaugh would have to submit a site plan and the neighbors would have input at that time.

Mr. Ferrio made a motion to recommed to the Board that the application be accepted to change parcel # 09-080-003-400-050-00 (per plat map) from Country Homes to Light Industrial to bring it into compliance with the current usage. This would put the usage in conformance with the ordinance and this property has been used as Light Industrial for over 25 years. Mr. Hetherington seconded it. The motion was approved.

### Commission:

#### Old Business:

The minutes of October 5, 1995 were read. Mr. Hartley moved to approve the minutes as corrected and Mr. Heritier seconded it. The minutes were approved.

Mr. Hartley will work with Mr. Ballor to color in the main map and update the Master copy.

Mr. Roger Hoyle has been allowing out-of-towners to park their recreational vehicles on his property during fishing tournaments. This property was not intended for an RV park as it is classified as Country Homes. Mr. Ballor will contact Mr. Hoyle and request a site plan for this area to be presented to the Planning Commission.

Respectfully submitted, and the second of th

The application of the analysis of their property of the contractions of the contraction of the contraction

Members Present: Ferrio (16) superary from host and had from the destriction of the state of the

Members Absent: C. Wieland in the state of t

Also Present:

Also Present:

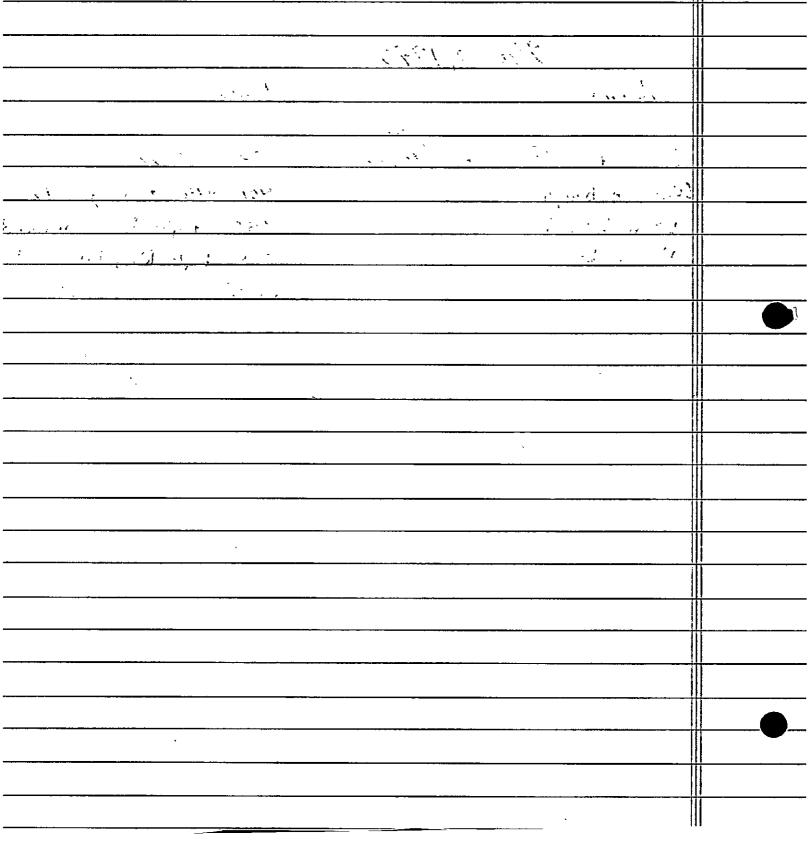
Allen & Ruth Butzin

Richard & Margaret Mosher

W. Washabaugh
Dan Leach
Barb Leach
R. E. Buzzard

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Nov. 2, 1995 Name allen & Ruth Butin Richard & Margaret Mosher 330 Yelu Mw.washabaugh 401 Keltonst. - Bay City Dan Leach 350 Hoyle D. Linwood Bard Leach 350 Hoyle Do., Linwood
TE. Buzzared 373 S. Huron Barl Leach



# KAWKAWLIN TOWNSHIP PLANNING COMMISSION MINUTES

### December 7,1995

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p.m. by Chairman Ferrio. A roll call of Officers was taken with Ferrio, Heritier, Hetherington & Hartley being present. C. Wieland, W. Wieland & Eckerle were absent. Also present were: L'. Ballor, S. & D. Garbe, G. Fick, B. Fletcher, A. Lisius, H. Lisius, E. Dietlein, H. Deitlein, B. Sauer, C. Gauther, J. Davison & R. Sabias.

Chairman Ferrio opened the "Public Hearing" portion on a "Application For Variance Permit' submitted by G. Fick. Mr. Fick was asked to explain his intended use for this parcel of land situated in section 29. Which was to be a horse barn & various riding accessory buildings, pastures etc. B. Fletcher also explained the intended use & why they are requesting to use the "Office" for living quarters until the house is built. No other people present spoke in favor of this project.

S. Garbe an adjacent property owner handed out a detailed report to the Board Members & made a brief presentation; pointing various conflicts that this proposal had with the Township Ordinance. Other people in audience B. Sauer, R. Sabias among others expressed their concern about having a "Horse Barn" in their back yard and the possibility of lowering their porperty value.

At 9:00 p.m. Chairman Ferrio closed the "Public Hearing". Various Commission Members expressed their concern for possible "Zoning Violations" that as a result of this discussion a motion was moved by Hetherington & supported by Hartley to hold in obeisance until our next meeting scheduled for January 4,1996 any decision on this "Application" until legal council (Mr. Bock) can be consulted and hopefully, be at the next meeting to insure the Ordinance is not being violated by acting on the "application". Mr. Ballor was instructed to consult with Supervisor Pajot and Mr. Bock on this matter & be ready with an opinion at the January 4,1996 regular Planning Commission Meeting. Reasons for this action were 1. Present "Application" doesn't conform to 5.02 of Ordinance & 2. Application presented was not clear in it's intent.

A motion was moved by Heritier & supported by Hetherington to accept the minutes of the November 2,1995 meeting as printed; voice vote, motion carried.

01d Business:

Roger Hoyle has not acted on a "Site-Plan" for recreational vehicle to park on his property during special events etc. Mr. Ballor will look into this matter.

The map for the long range planning was discussed & must be returned to the bulletin board in the Township Meeting Room. It was also suggested that Mr. Ballor keep an up-dated Zoning Map in his Office & "Up+Date" the "Master Maps" (2) every other year or so because of the expense involved.

There being no further business discussed a motion to adjourn was moved by Heritier at  $9:40\ p.m.$ 

Respectfully submitted,

William C. Hartley, Acting Secretary Kawkawlin Twp. Planning Commission

# KAWKAWLIN TOWNSHIP

# APPLICATION FOR SPECIAL USE PERMITS

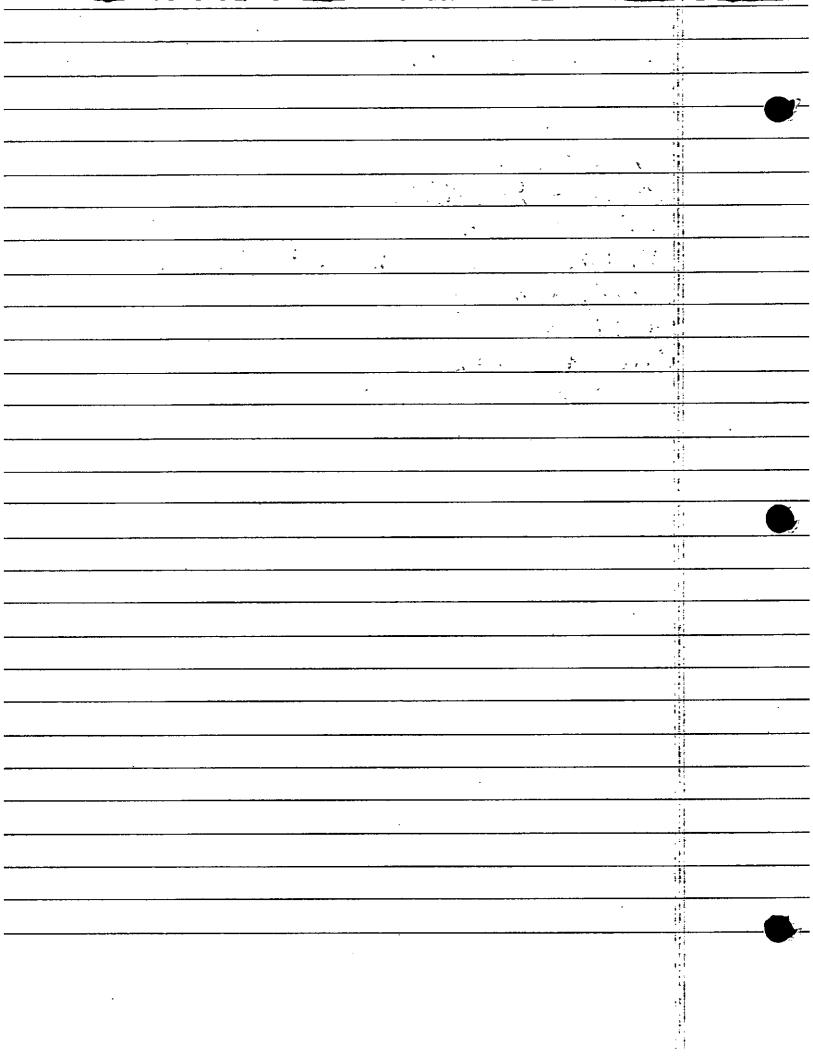
Date: 11-19-95
Name of Applicant: Grégory W. Fick
Malling Address: 217 River Trail Dr. Bay City MI 48706
Name of Owner Purchasing property from - Edward Goulet
Melling Address: 916 E. Town Line 14 Kawkawle
Legal Description of Premises 12.58 part of a larger parcel to be
Surened Tax It of larger parcel 09-080-029-300-005-
Jegal to Re provided.
Proposed Use of Land for Which Special. Permit is Hequested! For the use of the
office building in bout of the horse arena to be my
residence la a resident of one year, at which time
the house will be completed and the office will be office use
Present Zoning: Country Bones & Bariculture
Additional information which need not accompany this application but must be in the possession of the Zoning Board forty-eight (48) hours prior to the public hearing:
1. Vicinity plan áhowing land use within 300 féat of the perimeter of the property to be rezoned.
2. Site plan, plot plan, or development plan, drawn to a readable scale, of the total property involved showing the location of all abutting streets, the location of all existing and proposed structures, the types of buildings and their uses.
3. Prefinitiary plans and specifications of the proposed development and for all construction.
4. A statement with supporting evidence regarding the required finding specified in Section of the Zoning Code.
The Kawkawlin Township Planning Commission will meet at the Administration Building  December 7th, 7:30 p.m., for the above special use permit.  Signature of Applicant
Barbara J. Ftetite
MITTER STATIONERS

January 4, 1996 Agnes Lisius Herold H. Besieve Eleve Dietlem.

Mr. + Mrs. Stephen Garbe 619 F. Deaver.

Betty Saver

Reg Lich onne Tauthier



To: Planning Commission members

From: Christine Eckerle

Re: Planning Commission Meeting

The Planning Commission meeting was held on January 4, 1996 but as there was not enough members present to establish a quorum, the issues before the Commission were tabled until the February meeting.

Eleven members of the Township were present so an open forum was held to present views to the Planning Commission Members.

The next meeting will be February 1, 1996 at 7:30 p.m.

# Agenda for February Meeting

- 1. Review Recreation Plan
- 2. Review Ordinance Book for Knowledge of Ordinances
- 3. Update Ordinance Book with previously passed ordinances
- 4. Update Zoning maps
- 5. Placement of proposed land use map

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march.

1.) REVIEW Site Plan for Hakes MARINA

# KAWKAWLIN TOWNSHIP

BAY COUNTY, MICHIGAN

WILLIAM C. HARTLEY

DeLORGE

Clerk

1836 E. Parish Road, Kawkawlin, Michigan 48631

Lloyd W. Pajot Supervisor . MELVIN McNALLY Truslee

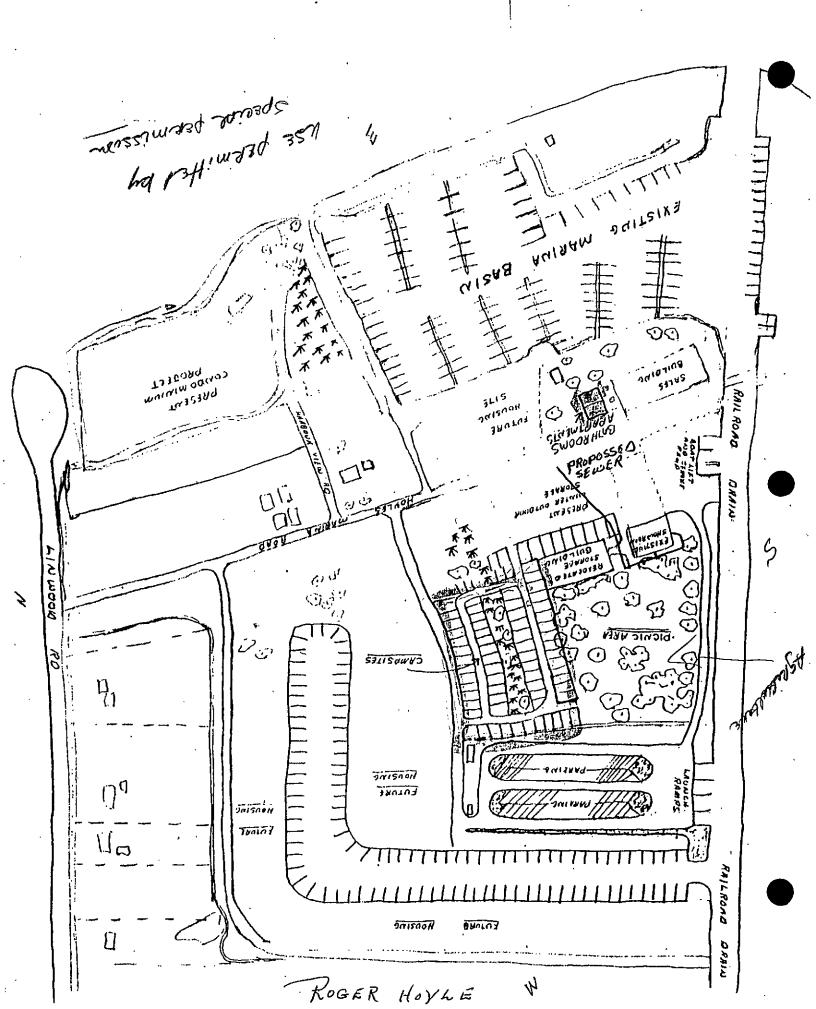
BERNARD REDER Trustee

### KAWKAWLIN TOWNSHIP RECREATION PLAN

(DRAFT) CAPITOL IMPROVEMENT SCHEDULE

YEAR	IMPROVEMENT	COST & ANTICIPATED FUNDING SOURCES
1996	Final Development of Linwood Scenic Point	Total Cost \$54,725 Mi. Natural Resources Trust Fund \$34,500 Local Match \$20,225
1996	Add One New Soccer Field and Run Power to refresh- ment Stand.	Total cost \$10,000 CDBG Funds \$5,000 Local Match \$ 5,000
1997	Construct New Picnic shelter at Township Park	\$20,000 Cost Natural Resources Trust Fund \$15,0 Local Match \$5,000
1998	Re-construct Ball Fields, Bleachers and Refreshment Stand	Total Cost \$16,000 Local Funds \$ 8,000 CDBG Funds \$ 8,000
1999	Add two new Soccer Fields & clear area for nature trail	Total cost \$20,000 Natural Resources Trust Fund \$15,0 Local Match \$5,000
2000	Add Senior Citizens Fittness Center to the South End of Township Hall	Total Cost \$ 30,000 Division on Ageing \$15,000 CDBG \$ 15.000

LLOYD PAJOT SUPERVISOR KAWKAWLIN TOWNSHIP



Planning Commission of Kawkawlin Twp. 1836 Parish Rd. Kawkawlin, MI 48631

**Dear Commission Members:** 

Just today it was brought to my attention that an "application for special use permit" has been filed with you. It is my understanding this involves development of property located approximately 150 feet from my residence, located at 609 E. Beaver Rd.

After speaking briefly with one of my neighbors, it's my understanding the intended use of this property is for a public stable. I have very few details regarding this developers' application you are reviewing. I don't like the idea of a public stable so close to my residence.

I understand that due to my property's location being within 300 feet of this proposed development site, I am entitled to review site plans, attend the public meeting, and I was to be informed not less than 5 days before this scheduled meeting is to take place.

I am exercising my right as a resident of this community. I am requesting that a decision not be made regarding this matter until I am given proper notification and provided copies of the documents that were to be sent to me. I am aware that Kawkawlin Twp. Ordinances, specifically, Article 17.00, Section 17.03, makes provisions for this.

I am glad my community realizes the value I put on my home, and how the use of surrounding properties may affect that value. I look forward to receiving more information regarding this application. Perhaps more importantly, I look forward to attending your February meeting when a decision is made regarding this matter.

Thank you for your understanding.

foren J. Penkala foren J. Jenkala 1-4-96

Karen J. Penkala

Lee's By Alenning Commission January 4, 1996

1/20 サスペル ARE14 100 + House To Barn 105 38 x 6 ! 15200 THISTURE I ACRE OUTDOOK HRE114 JEANER ROAD part of Langa Parcel

To:

Planning Commission members

From:

Christine Eckerle

Re:

Planning Commission Meeting

The next meeting will be March 7, 1996 at 7:30 p.m.

# Agenda for March Meeting

- 1. Review site plan for Hoyles' Marina
- 2. New Business
- 2. Review Ordinance Book for Knowledge of Ordinances
- 3. \*Update Ordinance Book with previously passed ordinances

•

4. Update Zoning maps

### PLANNING COMMISSION MINUTES February 1, 19986

The Regular Meeting of the Kawkawlin Township Planning Commission , was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, Arnold, Dore, Lillo, Hetherington, Heritier, and Eckerle being present. L. Ballor was also present.

### **Open Forum:**

No discussion was held.

### Commission:

#### Old Business:

The property usage request presented at the December meeting has been withdrawn due to the property owner no longer offering it for sale.

The recreation activities were discussed. A motion was made by Mr. Arnold, seconded by Mr. Hetherington, to recommend to the Township Board that the Planning Commission supports the final development of the Linwood Scenic Point. Part of the money will come from the MI Natural Resources Trust Fund while the rest will come from various organizations and the Township. The motion carried by voice vote.

A motion was made by Mr. Hetherington, seconded by Mr. Dore, to recommend to the Township Board that a new soccer field should be added and that 220 electoral power should be ran to the refreshment stand. The motion carried by voice vote.

Mr. Ballor presented a proposed site plan form Mr. Roger Hoyle. It was determined that Mr. Hoyle should be invited to the March meeting to review his site plan with the Commission. Potential rezoning will be discussed at this time.

The Ordinance book was reviewed and Mr. Arnold said that he would bring it up to date.

The Land use map is back on the wall.

Election of officers was held. Mr. Heritier nominated Mr. Ferrio for chairman. Mr. Hetherington seconded it. Mr. Arnold nominated Mr. Hetherington for Vice Chair with Mr. Heritier seconding it. Christine Eckerle was nominated for Secretary. A voice vote carried the slate of officers.

By mr. Hetherington

The meeting was adjourned at 9:05.

Respectfully submitted, Mustine Eckerle

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Arnold

Dore **Eckerle Ferrio** Heritier

Hetherington

Lillo

Members Absent: None

Also Present: L. Ballor To:

Planning Commission members

From:

Christine Eckerle

Re:

Planning Commission Meeting

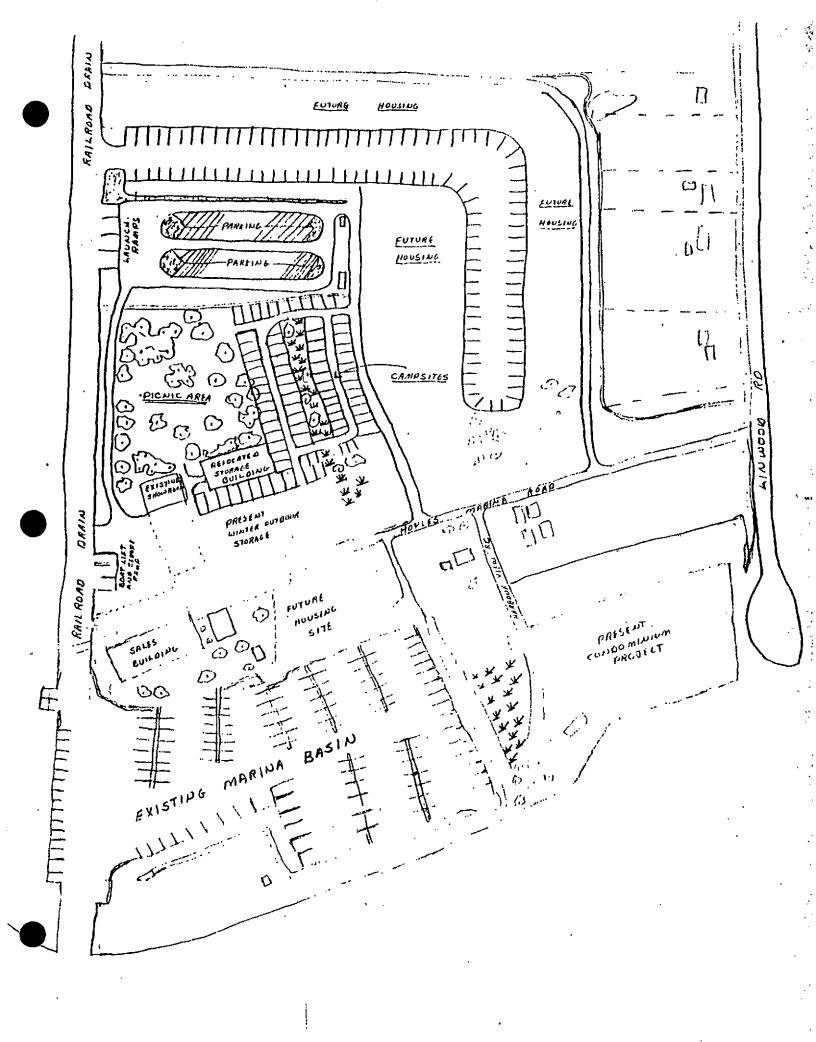
The next meeting will be March 7, 1996 at 7:30 p.m.

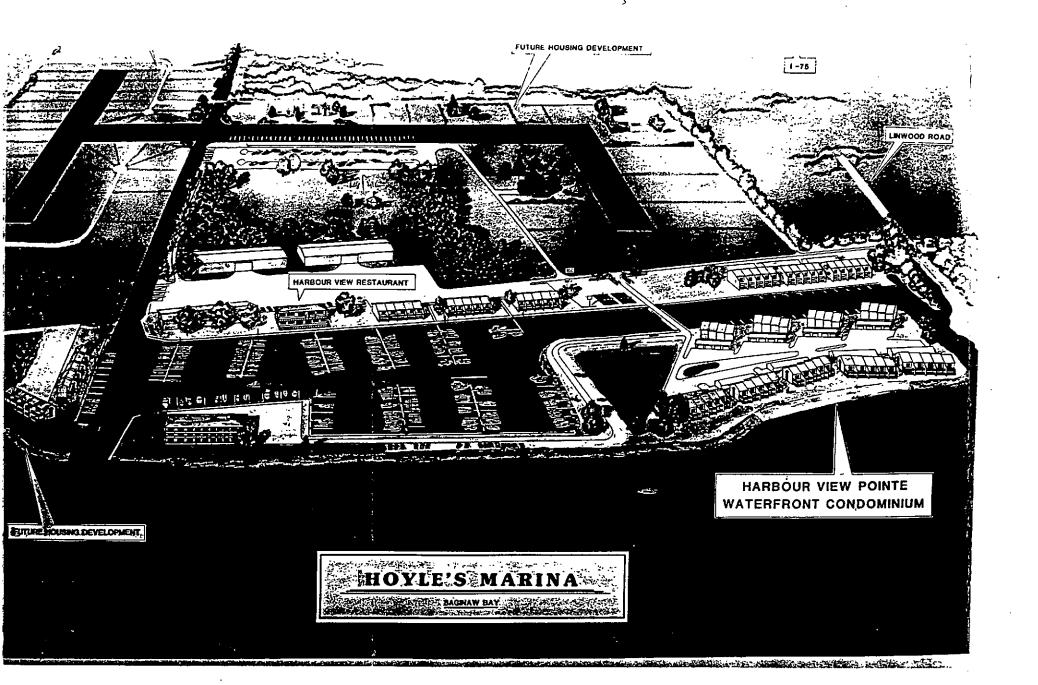
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- 1. Review site plan for Hoyles' Marina
- 2. New Business
- 2. Review Ordinance Book for Knowledge of Ordinances
- 3. Update Ordinance Book with previously passed ordinances
- 4. Update Zoning maps

aprie 4th

12) Special use for Hugeis Marina





### PLANNING COMMISSION MINUTES March 7, 1995

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7:35 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, Dore, Lillo, Hetherington, and Eckerle being present. L. Ballor was also present. Arnold and Heritier were absent.

### **Open Forum:**

No discussion was held.

### **Commission:**

### **Old Business:**

A discussion of a special exceptions use permit for a pond to be installed on an agricultural piece of property on Seven Mile Road was held. The parcel in now owned by another party but the previous owner had met all the requirements and had been granted the special use. The new owner has asked for a continuance of this permit. Advice of Counsel was sought and Mr. Bock replied. See attached letter.

Mr. Hetherington made a motion to grant the special use permit with the advice of Counsel and because the size, location and plans have remained the same as originally approved in 1993. Reference minutes of January 7, 1993. Mr. Lillo seconded the motion. The motion carried by voice vote.

Mr. Roger Hoyle presented a proposed site plan for his marina. Potential rezoning issues were discussed along with the possible need for a special use permit. Mr. Hoyle wants to have the property properly zoned for the current and future usage. This issue will be discussed at the April meeting

The meeting was adjourned at 9:10.

Respectfully submitted,

Christine Eckerle, Sect. Kawkawlin Township Planning Commission Members Present: Dore

Eckerle

Ferrio

Hetherington

Lillo

Members Absent: Arnold

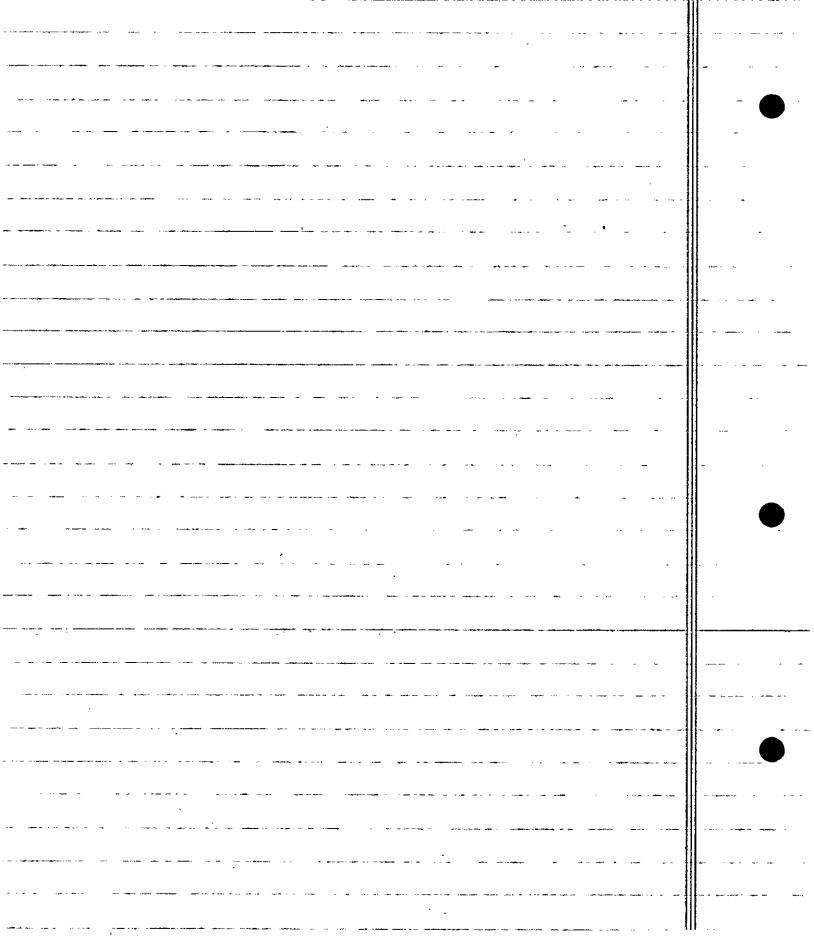
Heritier

Also Present: L. Ballor

W. Dempster B. Dempster Roger Hoyle 07mR96

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Buil Dempster Bill "



To:

Planning Commission members

From:

Christine Eckerle

Re:

Planning Commission Meeting

The next meeting will be April 4, 1996 at 7:30 p.m.

#### Agenda for April Meeting

- 1. Review special use for Hoyles' Marina
- 2. New Business
- 2. Review Ordinance Book for Knowledge of Ordinances
- 3. Update Ordinance Book with previously passed ordinances
- 4. Update Zoning maps

THOMAS E. BOCK
BIT WASHINGTON AVENUE
SUITE 300
POSE OFFICE BOX 878
BAY CITY, MICHICAN 48707-0879

(517) 682 6016 (617) 682-4741 (IAK) March 7, 1996

Leonard B. Ballor Zoning Administrator Kawkawlin Township 2416 E. Center Street Linwood, MI 48634

Dear Mr. Ballor:

Re: Special Exceptions Use Permit

We have held several telephone calls regarding a special exceptions use permit for a pond to be installed on an agricultural piece of property on Seven Mile Road. See Section 23.08, Kawkawlin Ordinances.

It is my understanding that the parcel has changed hands, but that the immediate preceding owner had requested, met all requirements for, and been granted the special use permit for installation of the pond. All neighboring property owners were given notice and opportunity to comment at public hearing.

Now the new property owner wants to go ahead with installation of the pond.

It is my opinion that the Planning Commission does not need to go through the full notice and hearing procedure in consideration of the new property owner's request. While it is true that a special exceptions use permit does not "travel" with the land, it is my opinion that the careful consideration given by the Commission to the previous request is sufficient.

As long as the request of the new owner was placed on the meeting agenda so Township residents were aware the issue would be discussed, notice is proper. The Commission should note in its minutes and discussion the earlier findings and that the dimensions of the pond and its proposed use, along with its relationship to

Mr. Ballor Page Two March 7, 1995

adjourning parcels, remain unchanged. Since all affected persons were aware that the special use was approved, the procedure described above should satisfy all requirements. If the Commission remains of the same opinion it was before, the request can be granted.

Very truly yours,

Thomas E. Bock

TER/lah

THOMAS E. BOCK
BIT WASHINGTON AVENUE
SUITE 300
POST OFFICE BOX 879
BAY CITY, MICHIGAN 48707-0879

(517) BRZ 6016 (617) 892-4747 II AKI March 7, 1996

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Mr. Ballor Page Two March 7, 1996

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Very truly yours,

Thomas E. Beck

TEB/lah

1

WILLIAM C. HARTLEY

ROY DeLORGE

## KAWKAWLIN TOWNSHIP

BAY COUNTY, MICHIGAN

1836 E. Parish Road, Kawkawlin, Michigan 48631-

Lloyd W. Pajot

MELVIN MCNALLY Trustoe

BERNARD REDER

## KAWKAWLIN TOWNSHIP PLANNING COMMISSION MINUTES

JANUARY 7, 1993

The Chairman called the meeting to order at 7:30 p.m. A roll call was taken with all members present. Also present was Leonard Ballor.

Chairman Ferrio opened the "Public Hearing" by reviewing the "Application for Special Use Permit" submitted by Gerald Petcher, 302 S. Warner, Bay City, Michigan. The purpose of the application is to obtain permission to construct a pond in Section 7 which is presently zoned residential.

Mr. Petcher addressed the board with his plans. He said he would like to dig a pond in the back of his property, using the dirt for fill around his home that he is presently building. The property where the pond would be located is presently zoned agriculture and is quite low.

Mr. Szeszulski, a neighbor, asked the Chairman who receives a notice of the proposed Application. He replied that all property owners are notified within 300 feet of the site. Mr. Szeszulski said that some of the neighbors were deceased. Chairman Ferrio replied that Leonard Ballor goes by the Assessor's Role. He sent 17 notices with one returned. Mr. Szeszulski said that his mother was deceased and the people renting her house, with small children, was not notified. He said the Public Hearing should be postponed until everyone is notified. The Chairman replied that Mr. Ballor did his job and everyone was notified according to the Assessor's Role!

The Szeszulski's said they are against the pond because it is dangerous, especially with the neighborhood children. She also said she was afraid that the value of her property would decrease because of the pond. Mrs. Petcher asked if the pond had to be fenced. The Chairman said the Board can make that decision. Mr. Petcher asked if they want to enlarge the pond, do they have to get another permit? The Chairman replied yes.

A motion was made by Hartley, seconded by C. Wieland to approve the Application for Special Use Permit submitted by Mr. & Mrs. Gerald Petcher of 302 S. Warner, Bay City, as presented.

A roll call was taken with all members in favor. Motion carried; Application approved, for the following reasons:

- 1. In compliance with Article 5.00, Section 5.05 Excavations or Holes.
- 2. The parcel, being of 7 acres, is in an agricultural zone.

Next, the secretary read the minutes from the December 3, 1992 meeting. The minutes were approved as read.

As there was no further business, the meeting was adjourned. The next meeting will be at the call of the Chair.

Respectfully submitted,

Krda Krnjepiak

Linda Krzysiak Secretary

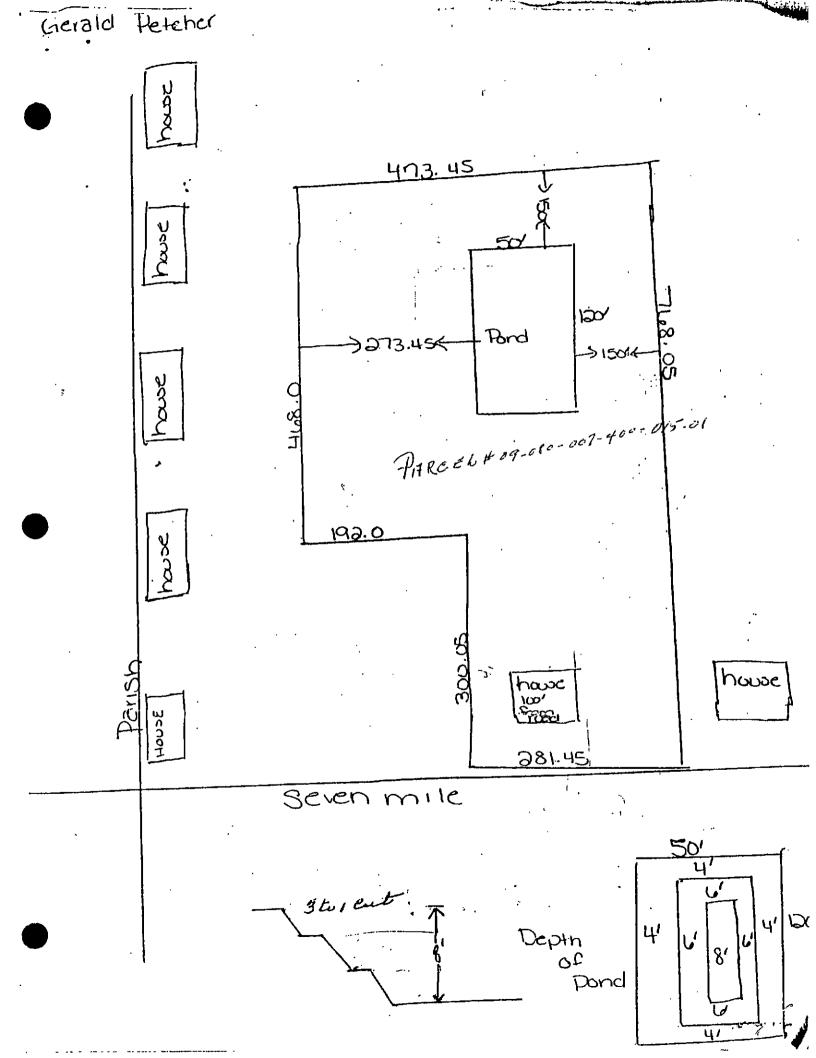
ADDRESS

#### Members present:

Ferrio
Hartley
Heritier
Krzysiak
Krueger
C. Wieland
W. Wieland

Attendees of the Kawkawlin Township Planning Commission meeting held on January 7, 1993:

Jerry Van Zale Mr. & Mrs. Stan Szeszulski Mr. & Mrs. Roger Smith Mr. & Mrs. Gerald Petcher	733 E. Parish Rd.	Citv
Mr. & Mrs. Roger Smith	" arton Ka.	Citv



#### PLANNING COMMISSION MINUTES May 2, 1996

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7:35 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, Arnold, Hetherington, and Eckerle being present. L. Ballor was also present. Dore and Heritier were absent.

#### Open Forum:

3

No discussion was held.

#### **Commission:**

The definition of a "Pond" was discussed but there was no clear resolution.

Grandma Bea's Day Care on Beaver Road informed the Commission that it was increasing its size from 6 children to 12. There was not objection to this as it would have to comply to State regulations.

The updating of the ordinance book was discussed. The separation of Township and Zoning ordinances in the book would make it easier for the Commission to focus on the matters that are brought before it. New members are joining the Commission and the updating and studying of the Ordinance book would also make it easier for them to become familiar with it.

The Zoning map was updated to reflect the current status of the Township.

The meeting was adjourned at 9:10.

Respectfully submitted,

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Arnold, Eckerle, Ferrio, Hetherington

Members Absent: Dore, Hewitt, Heritier

Also Present: L. Ballor

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#### PLANNING COMMISSION MINUTES June 6, 1996

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, Arnold, Hewitt, Dore and Eckerle being present. L. Ballor was also present. Hetherington and Heritier were absent.

#### Open Forum:

No discussion was held.

#### Commission:

The minutes for the May 2nd meeting were read and corrected.

The separation of the Township Ordinance Book was discussed. The Commission felt that it should be brought to the attention of the Township Board that the separation of the book into Zoning and other ordinances would make it much easier for people to learn what ordinances apply to any zoning issue. Mr. Hewitt said that he would review the Ordinance Book and make a recommendation on how it should be organized so that it would be easier to access the information needed for zoning issues.

The definition of a pond was discussed. The issues under discussion were: depth and size of pond, potential DNR issues, and the "need to" fill. No conclusion was reached.

The meeting was adjourned at 8:31.

Respectfully submitted,

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Arnold, Eckerle, Ferrio, Hewitt, Dore

Members Absent: Hetherington, Heritier

Also Present:

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## PLANNING COMMISSION MINUTES June 6, 1996

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, Arnold, Hewitt, Dore and Eckerle being present. L. Ballor was also present. Hetherington and Heritier were absent.

#### Open Forum:

No discussion was held.

#### Commission:

The minutes for the May 2nd meeting were read and corrected.

The separation of the Township Ordinance Book was discussed. The Commission felt that it should be brought to the attention of the Township Board that the separation of the book into Zoning and other ordinances would make it much easier for people to learn what ordinances apply to any zoning issue. Mr. Hewitt said that he would review the Ordinance Book and make a recommendation on how it should be organized so that it would be easier to access the information needed for zoning issues.

The definition of a pond was discussed. The issues under discussion were: depth and size of pond, potential DNR issues, and the "need to" fill. No conclusion was reached.

The meeting was adjourned at 8:31.

Respectfully submitted,

Christine Eckere

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Arnold, Eckerle, Ferrio, Hewitt, Dore

Members Absent: Hetherington, Heritier

Also Present:

#### PLANNING COMMISSION MINUTES July 9, 1996

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, Arnold, Hewitt, Heritier and Hetherington being present. L. Ballor was also present. Dore and Eckerle were absent.

#### Open Forum:

No discussion was held.

#### Commission:

William Hugo presented a site plan for an agricultural pond to be used for irrigation. Motion to approve pond application by special use permit was made by Bob Heritier and seconded by Mike Hewitt. Motion approved by vote for the following reasons: meets set back requirements, compliance will allow for cut back on banks at a 3 to 1 ratio, and it meets the agricultural requirements. The Commission recommends to the Township Board that this special use permit be approved.

Respectfully submitted,

Christini Cekerle

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Arnold, Hetherington, Heritier, Ferrio, Hewitt,

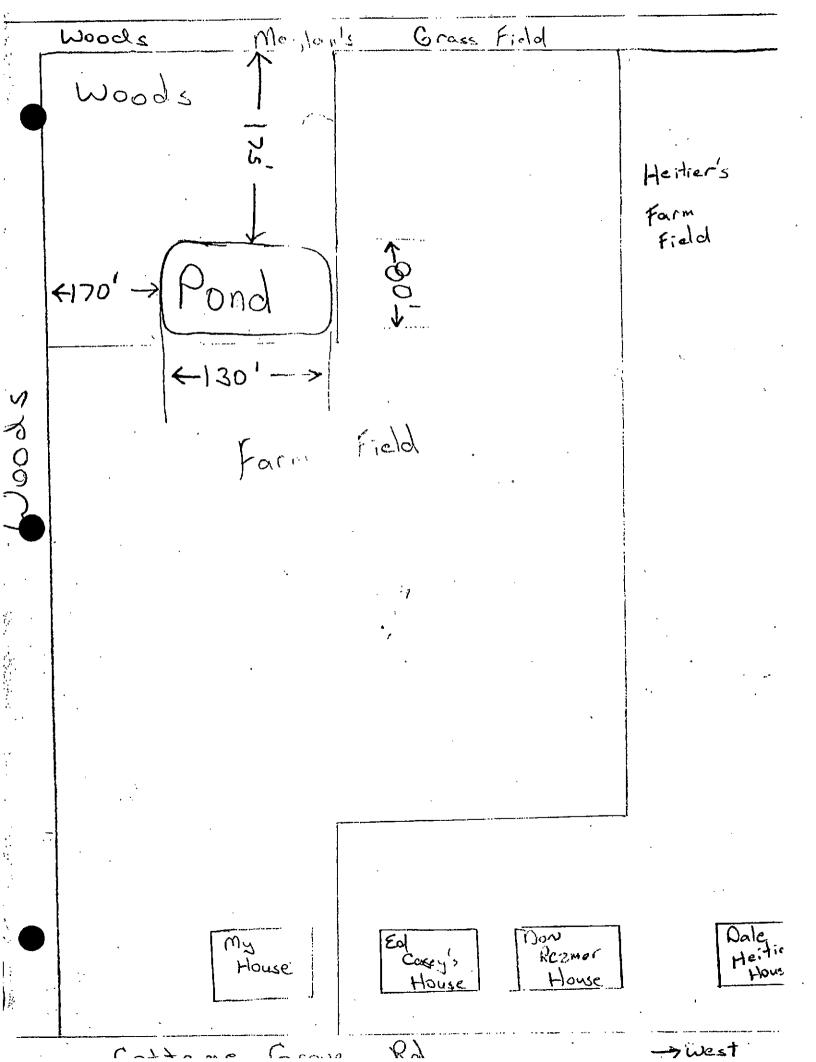
Members Absent: Eckerle, Dore

Also Present: Ballor

# KAWKAWLIN TO SHIP

# APPLICATION FOR Jecus L'ULES PERMIT

Date: 6-6 96	C 15
Date: 0-6 96  Name of Applicant: William / Lugo  Malling Address: 1738 Collage Grove Ref Cincocol  Name of Owner William / Lugo  Malling Address: 1738 Calle & College Grove Ref	Tel. <u>677-928</u> ;
Name of Applicant 1928 Callers Course Ref Ciny Doort	111: 48634
Mailing Address: 1/30	3
Name of Owner	1 11 Valsh
Malling Address: 1238 Calles Corous Isch Lande	( (e) V (12 / 000 Z
Description: (m31471) Situated In Bay County, Michigan and Is distincted in the Township of Eawkawiin: Beginning at the Northeast cally of the Northwest 1/4 of Section 10, Town 15 North, Range 4 East, thences; thence South 293 feet 4 inches; thence West 300 feet; thence Sof said Northeast 1/4 of Northwest 1/4; thence East along said South 1 to the North and South 1/4 line of said Section; thence North along sailine to the point of beginning.	hence West 319 feet 10 outh to the South line the 619 feet 10 inches 1d North and South 1/4
Proposed Use of Land for Which Permit is Requested:	<u> </u>
00Nd &	All Santa
	1 .
	. <del>1</del>
<ul> <li>Additional information which need not accompany this application but must be in the Board forty-eight (48) hours prior to the public hearing:</li> <li>1. Vicinity plan showing land use within 300 feet of the perfineter of the property to Site plan, plot plan, or development plan, drawn to a readable scale, of the total the location of all abutting streets, the location of all existing and propose.</li> </ul>	o be rezoned. I property involved showing
buildings and their uses.	-
3. Preliminary plans and specifications of the proposed development and for all co	onstruction.
<ol> <li>A statement with supporting evidence regarding the required finding specification.</li> </ol>	led in Section of the Zoning
	A
( )).	
( )	Signature of Applicant
The Kawkawlin Founship Panning Comm Meet in the administration building July	- <b>'</b> .



To:

Planning Commission members

From:

Christine Eckerle

Re:

Planning Commission Meeting

The next meeting will be August 1, 1996 at 7:30 p.m.

#### Agenda for August Meeting

- 1. New Business
- 2. Review Ordinance Book for Knowledge of Ordinances
- 3. Update Ordinance Book with previously passed ordinances

## PLANNING COMMISSION MINUTES July 9, 1996

The Special Meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, Arnold, Hewitt, Heritier and Hetherington being present. L. Ballor was also present. Dore and Eckerle were absent.

#### Open Forum:

No discussion was held.

#### **Commission:**

William Hugo presented a site plan for an agricultural pond to be used for irrigation. Motion to approve pond application by special use permit was made by Bob Heritier and seconded by Mike Hewitt. Motion approved by vote for the following reasons: meets set back requirements, compliance will allow for cut back on banks at a 3 to 1 ratio, and it meets the agricultural requirements. The Commission recommends to the Township Board that this special use permit be approved.

Respectfully submitted,

pristine Eckerle

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Arnold, Hetherington, Heritier, Ferrio, Hewitt,

Members Absent: Eckerle, Dore

Also Present: Ballor

To:

Planning Commission members

From:

Christine Eckerle

Re:

Planning Commission Meeting

The next meeting will be August 1, 1996 at 7:30 p.m.

#### **Agenda for August Meeting**

- 1. New Business
- 2. Review Ordinance Book for Knowledge of Ordinances
- 3. Update Ordinance Book with previously passed ordinances

#### PLANNING COMMISSION MINUTES August 1, 1996

The regular meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, Arnold, Hetherington, Dore and Eckerle being present. Hewitt and Heritier were absent.

#### **Open Forum:**

No discussion was held.

#### **Commission:**

Bill Dore discussed his potential plans for putting up a fabrication shop at the site of his present business on M-13. He is zoned commercial (C-2) and needed a definition of what is a lot line (setback) so he could determine the number of feet he needs to ensure that he will be incompliance if he decides to build. The other issue he wanted clarification on was the allowable height for the building. His building would have a 26.5 ft. high roof but it was determined that only 25 ft. were allowed. He asked about the procedure to get a variance if and when he decided to build. He was told to discuss this further with Mr. Ballor to determine the conformance to code needs.

The Michigan Local Planning Commissioners Handbook was given to the members of the Planning Commission. A motion to pay the bill for the books was made by Mr. Arnold and seconded by Mr. Hetherington. The motion carried.

A motion was made to adjourn the meeting by Mr. Hetherington and seconded by Mr. Arnold. The motion carried. The meeting was adjourned at 8:19 p.m.

Respectfully submitted,

Justini Ekele

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Arnold, Hetherington, Ferrio, Eckerle, Dore

Members Absent: Heritier, Hewitt,

Also Present:

To:

Planning Commission members

From:

Christine Eckerle

Re:

Planning Commission Meeting

The next meeting will be August 1, 1996 at 7:30 p.m.

Agenda for August Meeting

- 1. New Business
- 2. Review Ordinance Book for Knowledge of Ordinances
- 3. Update Ordinance Book with previously passed ordinances

need 5 days to cancel a meeting

#### PLANNING COMMISSION MINUTES September 5, 1996

The regular meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Vice-Chairman Hetherington. A roll call of officers was taken with Arnold, Hetherington, Dore, Eckerle and Hewitt being present. Ferrio and Heritier were absent.

#### **Open Forum:**

Mike and Wendy LaCourt asked the Commission to sign an application for a Class B used car lot as Mr. LaCourt's business is 90% wholesale and 10% retail. It would be located at 1995 Huron Rd and would have 15 or less cars on the lot.

#### **Commission:**

A motion was made by Mr. Arnold and seconded by Mr. Dore to approve the minutes of the last meeting. The motion passed.

A motion was made by Mr. Hewitt and seconded by Mrs. Eckerle to sign the application for Mr. LaCourt. The reason given was that the property is already zoned C-2 and this business fits that description. A roll call vote was taken with everyone present voting in favor of the application. The motion passed.

It was decided to review Ordinance No. 1 - Junk Yard at the next meeting. The Commission will review the Ordinance Book to see if there are any other cross references to "Junk Yards" in the book and be ready to discuss this. Over the course of the next year, the Ordinance Book will be reviewed so it can be determined if there are conflicting statements or Ordinances in it. The Commission's goal will be to make it easier for everyone to find the pertinent information when needed.

A motion was made to adjourn the meeting by Mr. Arnold and seconded by Mr. Hewitt. The motion carried. The meeting was adjourned at 8:19 p.m.

Respectfully submitted,

Christine Eckerle, Sect.

Kawkawlin Township

Planning Commission

Members Present: Arnold, Hetherington, Hewitt, Eckerle, Dore

Members Absent: Heritier, Ferrio,

Also Present: Ballor

#### PLANNING COMMISSION MINUTES November 7, 1996

The regular meeting of the Kawkawlin Township Planning Commission was called to order at 7:50 p. m. by Chairman Ferrio. A roll call of officers was taken with Hetherington, Dore, Heritier and Ferrio being present. Eckerle, Hewitt, and Arnold were absent.

#### Open Forum:

#### Commission:

The application for McDonalds was taken off of the agenda as there was no site plan.

Gerald and Claudia Russell presented a site plan for the rezoning of a parcel of land to C-2. There was a discussion concerning the traffic conflict caused by equipment leaving and entering on Schmidt Rd. This would affect the residential property adjoining the property if it were rezoned. Mr. Jerry Cousins stated that he would like to see a driveway on M-13. Mrs. Susan Cousins was also concerned about the equipment. Donna Jesky, Roger Lepeak, Harold Spencer, and Peter Fryzell were also concerned about the safety issue and about the safety of children. A motion was made by Mr. Dore and seconded by Mr. Heritier to rezone the property to C-2. A roll call vote was taken with everyone present voting in favor of the application. The motion passed.

Linwood Tool Co. Inc. asked to have section 3-200-020 rezoned to L-1 for potential future expansion. A motion was made by Mr. Dore and seconded by Mr. Heritier to rezone the parcel. A roll call vote was taken with everyone present voting in favor of the application. The motion passed.

The meeting was adjourned at 8:19 p.m.

Respectfully submitted,

hustine Cheile

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Hetherington, Heritier, Ferrio, Dore

Members Absent: Arnold, Hewitt, Eckerle

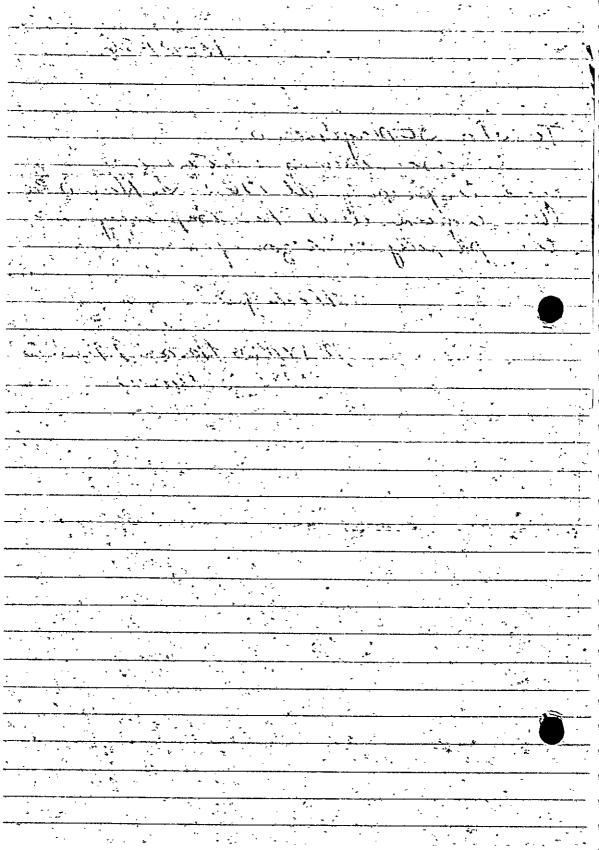
Also Present: Ballor

10-31-96 To whom It May Concern

Com writing a letter in

regards to preperty at 1762 S. Huron Ra

We agreed with this improvery the property and regoring. Thank you mormo Harses 7. milliose 1788 So. Kluron



Parce / #

Section 3-200-020

100" X 392.49"

## TOWNSHIP OF KAWKAWLIN BAY COUNTY, MICHIGAN

#### APPLICATION FOR RE-ZONING

Date: 9/20/96 mathew Copus  Name of Applicant Linwood Tool Co Inc. Telephone 697-4403
Name of Applicant Linwood Tool Co Inc. Telephone 697-4403
Mailing Address 229 S. Huron Rd Linwood
Name of Owner Mrs Terry Hoyle Telephone
Mailing Address
Legal Description of Premises Section 3 - 200 - 020
Application is hereby made to change $R-1$ district or zone to $L-1$ district or zone.
Present use of premises: Nacant
Proposed use of premises: Possible Expansion of Linwood Tool
Present Zoning: K-/
Additional Information:
A. X Vicinity plan showing land use within 300 feet of the perimeter of the property to be re-zoned.

Signature of Applicant

The Kawkawlin Township Planning Commission will meet November 7th, 1996, 7:30 P.M. at the Township Administration Building for the above Rezoning.

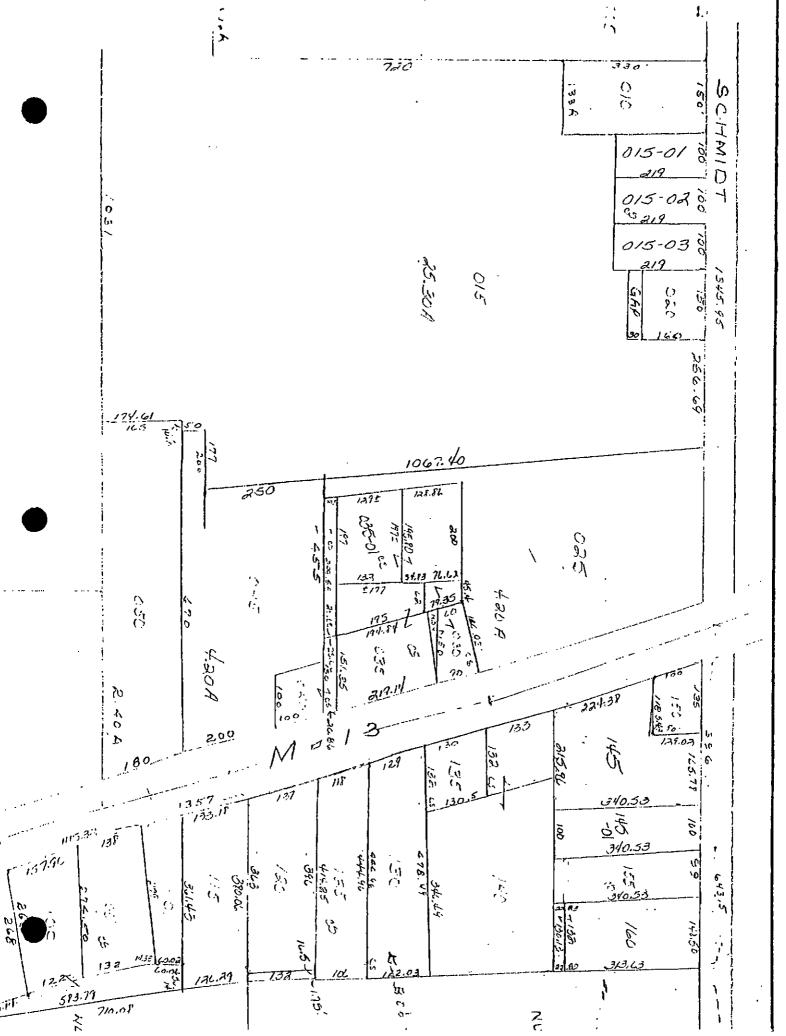
B. X Scale drawings showing plan view with yard areas and elevations of the proposed structure.

231 200-Lot 12 065 20 Mauria & Lot .13 06.0 Lot 15 200-010 142.24A Lot. 16 200 050 LOT 17 120:17 045 1 Let 19 R.R. DRAN 23.49 040 Lol 20 MEL KRUSE & SONS INC, .200-035-01 N. 90,10'W 403.29 244.31 035 338.67 1.5011 Lot 23 LEBOUR DHIS

### TOWNSHIP OF KAWKAWLIN BAY COUNTY, MICHIGAN

#### APPLICATION FOR RE-ZONING

Date: <u>Sept 27,</u> Name of Applicant <u>Cla</u>	udia 1	Russel	L.	Telephone <u> </u>
Mailing Address / 76 2				
	_			Telephonè <u>Lo 86-4664</u>
Mailing Address 1762	. S. HL	uran 1	Rd	
Legal Description of Premise	es <u> </u>	ached.		
Application is hereby made or zone.		•		eto <u>C. 2</u> distric
-				
Proposed use of premises:	ching )	ence, t Excava	Ting	Business
Present Zoning: C. H.				
Additional Information:	wing land uso wi	ithin 200 feet of th	e parimeter of t	the property to be re-zoned.
				of the proposed structure.
•		·		
r				0.0
No. 2010 April 1990				Signature of Applicant



To: Planning Commission members

From: Christine Eckerle

Re: Planning Commission Meeting

The next meeting will be December 5, 1996 at 7:30 p.m.

#### **Agenda for December Meeting**

- 1. New Business
  - Review site plan for Saginaw Bay Plastics
- 2. Review "Junk Yards" Ordinance

## PLANNING COMMISSION MINUTES December 5, 1996

The regular meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, Dore, Heritier, Arnold, Hewitt and Eckerle and being present. Hetherington was absent.

#### Open Forum:

Discussion by public of what can be expected if MacDonald's were to build a store on M-13 at the corner of Beaver Rd. The people asked questions about the role of the Commission and Mr. Bock and the Commission described their potential role.

#### Commission:

Saginaw Bay Plastics was not present so the site plan review was removed from the agenda.

Minutes were approved.

A motion was made to recommend to the Township Board to send out notification of a public hearing for the rezoning from Agricultural to Country Homes of the 300 ft deep frontage on both sides of the road of Parish Road from Fraser to Mackinaw and the West side of Mackinaw from Parish to Boutell by Mr. Hewitt. It was seconded by Mrs. Eckerle. The motion carried by voice vote with Mr. Arnold abstaining.

Mr. Tom Bock clarified a question about whether the Commission could recommend a rezoning to C-2 without a site plan. Mr. Bock stated that the Commission can recommend to the Board, the rezoning but after it was rezoned, the Commission can require a site plan. Any restrictions imposed on the site plan can not go beyond our own law. A motion was made by Mr. Hewitt and seconded by Mr. Heritier to recommend the rezoning of Gerald and Claudia Russell property to C-2. The motion carried.

The meeting was adjourned at 8:37 p.m.

Respectfully submitted,

Mustine Coloule Christine Eckerle, Sect. Kawkawlin Township

Planning Commission

Members Present: Heritier, Ferrio, Dore, Arnold, Hewitt, Eckerle

Members Absent: Hetherington

Also Present: Ballor, Bock, and various citizens

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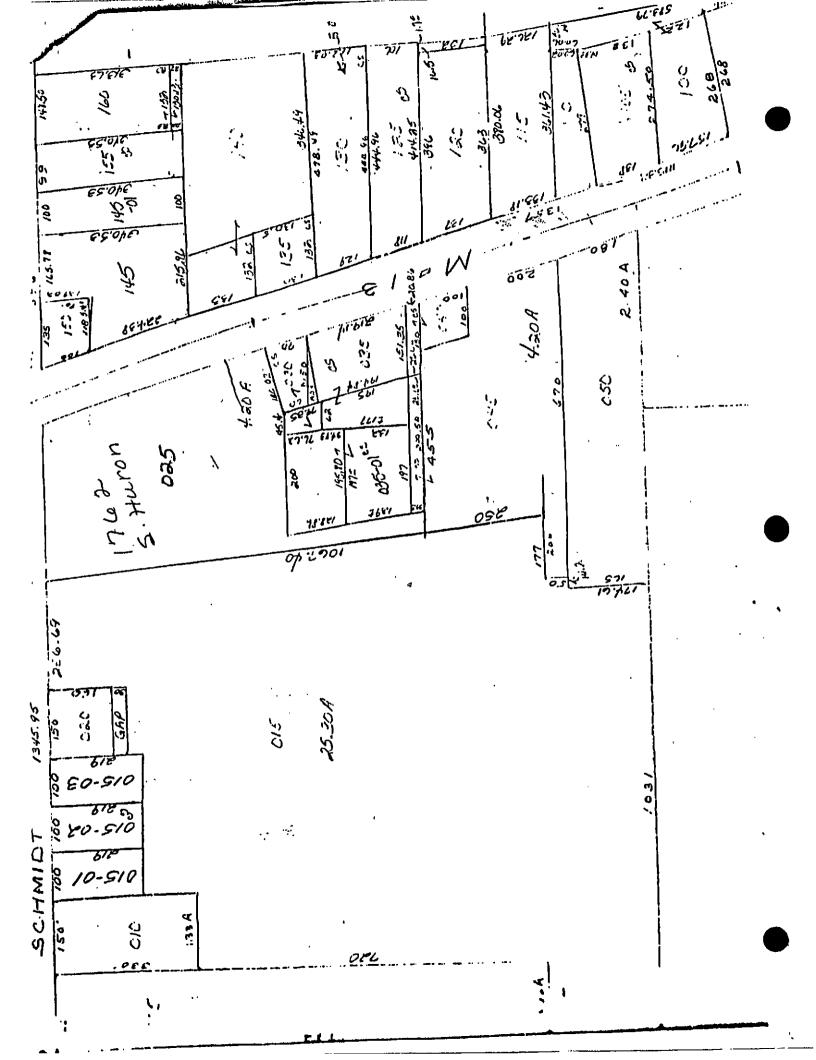
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Ditch	dinb3 PobE Barn	House	Huran Rd
	62	Garage	

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November 11, 1996

Kawkawlin Township Board of Trustees 1836 E. Parish Road Kawkawlin, Michigan 48631

RE: Planning Commission Recommendation to Rezone 1762 S. Huron Rd. from County Home to C-2

#### Dear Trustees:

Thank you to the officers and committee members who have taken time to listen and respond to our recent zoning inquiries.

We wish to have it noted for the record that there is strong concern regarding the recommendation made on November 7, 1996 by the Kawkawlin Planning Committee to rezone property located at 1726 S. Huron Road from Country Home to C-2.

This recommendation was made without the availability of site plans for review. Per the Kawkawlin Township Ordinance, Article 17.00 Site Plan Review Procedures, Section 17.01 Scope, #3, page 28 Site Plans are required. The Planning Committee members stated that they are unable to address the location. design, etc. of driveways within the site and their relationship to connection streets providing access and egress from the site. They also stated that they cannot require landscaping, earth berming, fencing, construction of walls marginal access drives... Please refer to Section 17.05 Standards for Site Plan Review, a, b, c, and d are sections which speak to these items.

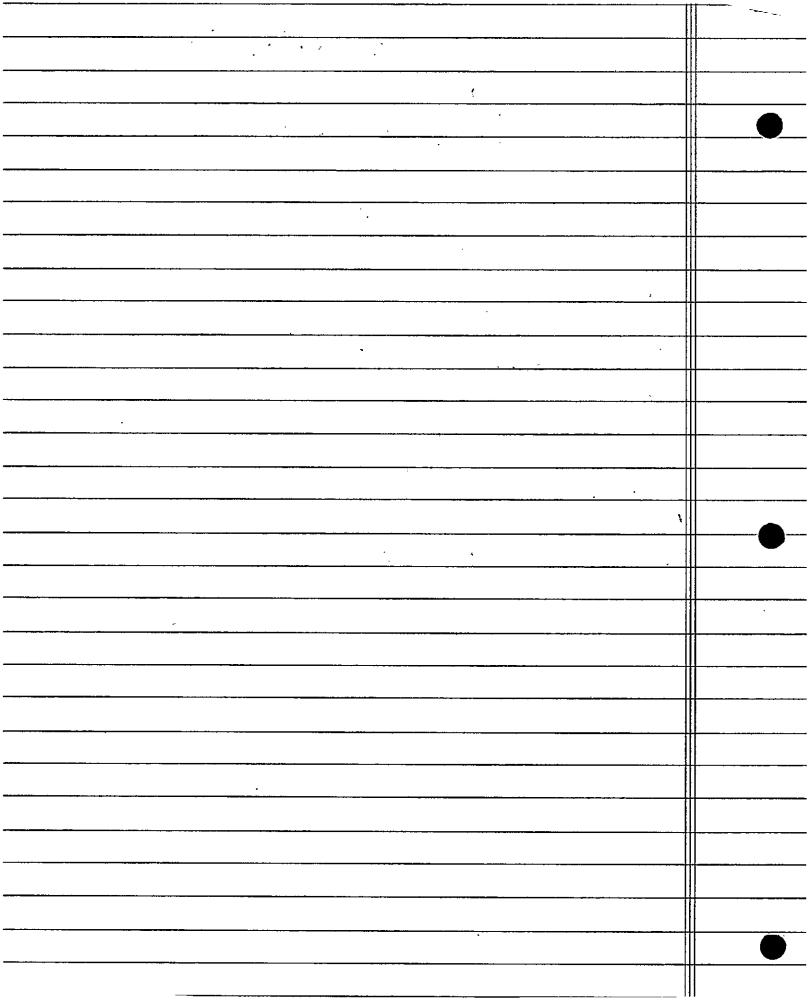
We would like clarification from the Board of Trustees as to where the category "Contractors/Storage Yard" appears in the Kawkawlin Township Zoning Schedule. We have conferred with Steve Langworthy, Principal of Langworthy and LeBlanc Associates. He has extensive experience as a lecturer and has conducted many zoning seminars and training programs for local government clients, the MML, MTA and MI Society of Planning Officials. His advice is pertinent to the manner/procedure in which this recommendation was handled.

Your thoughtful consideration is requested. Please notify us as soon as possible regarding the question about where the category "Contractor/Storage Yard" appears in the Kawkawlin Township Ordinance. We would like to study this further and confer with the appropriate professionals. We may be reached in the evenings at 686-7735/leave a message and we will return your call or call Suzanne Cosens at 894-2837.

SepRIC Cosens

Letw L. Fryzel

05 DE 96 Claudia & Jury Russell



To:

Planning Commission Members

From:

Christine Eckerle

Re:

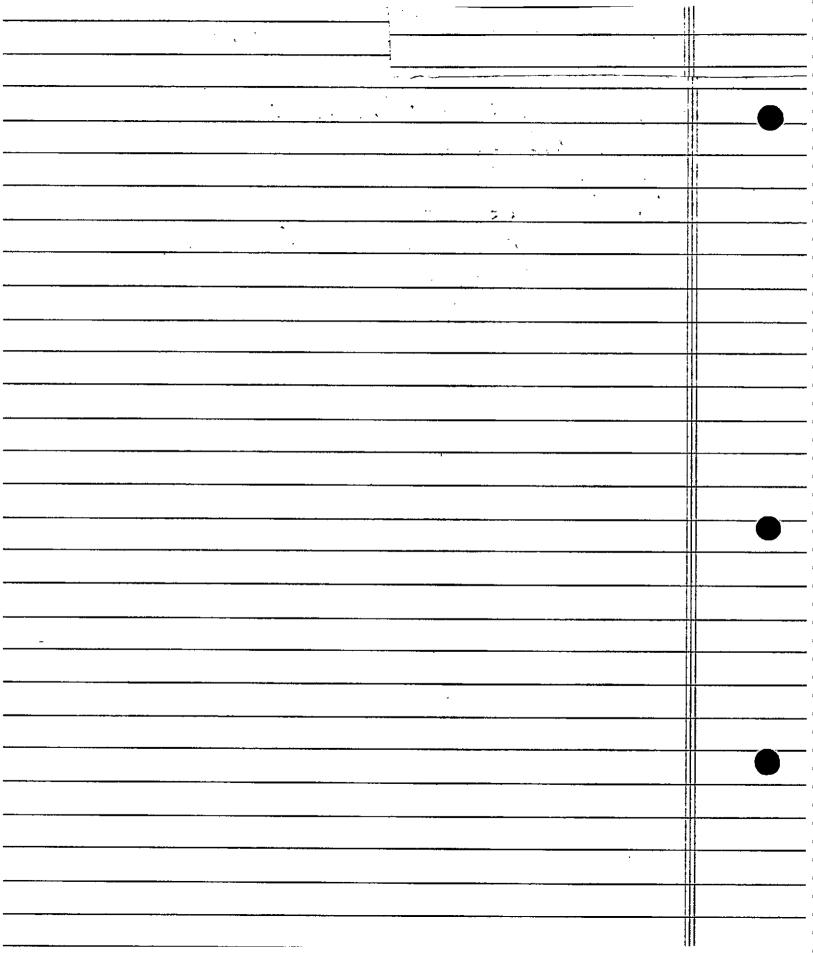
Planning Commission Meeting

The next meeting will be January 2, 1997 at 7:30 p.m.

### Agenda for January Meeting

- 1. Old Business
- 2. New Business

Jan 2, 1897 Soma Jeske Edward Jeske Jr. Jerry E Suzanne Cosons Peter Dryggl



### PLANNING COMMISSION MINUTES January 2, 1997

The regular meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, Dore, Hetherington, Arnold, and Eckerle being present. Heritier and Hewitt were absent.

### **Open Forum:**

The public questioned the site plan prepared by Claudia Russell for the placement of a pole barn on the property. The issue was that the site plan did not meet the requirements for a site plan in the Township Ordinances.

### Commission:

A motion was made by Mr. Dore and seconded by Mr. Arnold to close public comment. The motion was approved.

The property of Gerald and Claudia Russell has been rezoned to C-2 and presented to the Commission. A discussion of site plan requirements was held and it was determined that the site plan was in conformance to previous site plans but it was felt that it was not in conformance to the Township Ordinance. A motion was made by Mr. Arnold and seconded by Mr. Hetherington to require the Russells to comply to the site plan requirements in the Township Ordinance. The motion passed. It will be presented at the February meeting.

The meeting was adjourned at 8:41 p.m.

Respectfully submitted,

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Hetherington, Ferrio, Dore, Arnold, Eckerle

Members Absent: Hewitt, Heritier

**Also Present:** Ballor and various citizens

to BE ORAWN to Wetrik Gravel 34. PobE Barn Garage

2√

Site Plan for Claudia Russell. place ment of Storage Building Parcel #09-080 300.025. To:

Planning Commission Members

From:

Christine Eckerle

Re:

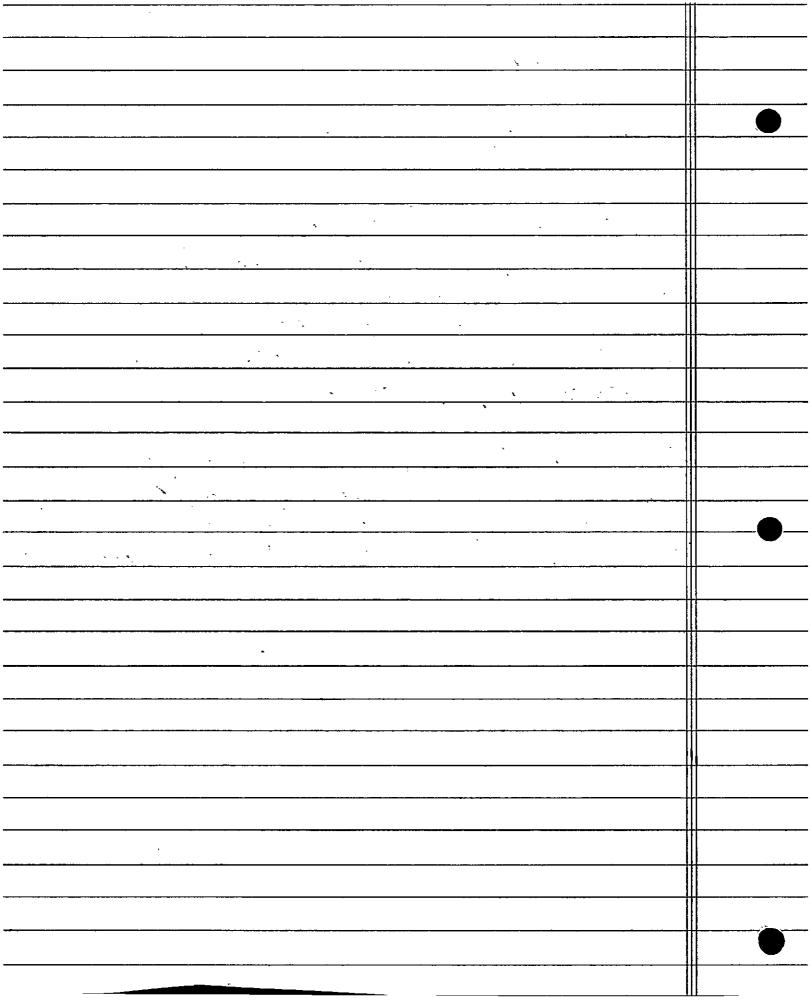
Planning Commission Meeting

The next meeting will be February 6, 1997 at 7:30 p.m.

### Agenda for February Meeting

- 1. Old Business
- 2. New Business

06 FE97 Elgin Nichola 1446 E. PARISH, Futh Dusie 1312 Parish Vandes Gerald Russell Mary & Chris Groulx 1384 Parish Jerry a Spence 2197 E, Parish Elly Lelly 1064 & Mackinson Rd July BURKE 4491 W. PARK Smill July Dunford Const Staintw WARREN BURKE 3050 HIDDEN ET Michael Bourier 934 Machinaw Rd. LEA TARKOWSKI 1445 E. LINCON RO In Marie Toucher 910 S. Snachenaw Ld. Kawk Barb Kowelski 918 S. Mackensur Rd. Kan



## TOWNSHIP OF KAWKAWLIN BAY COUNTY, MICHIGAN

### APPLICATION FOR RE-ZONING

Date: Misenshus 6-1996	
Name of Applicant Kawkawka Township	
Mailing Address 1836 E. Passish Pd	
Name of Owner	Telephone
Mailing Address	·
Legal Description of Premises <u>All Jasoeles along</u> Lo Frase Kd both n. + 8 Sides of	Perial Road from Mackinson Ra
to Frase Rd both n. + & Sides of	forish Rd to a Dept of 300'
all Junels Wirds of markinew Rd for	on Parish to Soutell Dift of 300
Application is hereby made to change or zone.	listrict or zone to CH district
Present use of premises: Joseph Agricultur	<u></u>
Proposed use of premises: Country Homes	
Present Zoning: Q: A	
Additional Information:	
A. $ imes$ Vicinity plan showing land use within 300 feet of the [	
B. X Scale drawings showing plan view with yard areas an	d elevations of the proposed structure.
	Tronand & Ballow
	Signature of Applicant
	Mining alliminatate
The Kawkawlin Township Hanner	ig Commission will meet at
the Olminitation building	16,1997, 730 Pm. to
The Kawkowlin Township Planner the administration Suitling I descure the Re youing of the	above Jorcals
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### PLANNING COMMISSION MINUTES February 6, 1997

The regular meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, Dore, Hetherington, Arnold, and Eckerle being present. Heritier and Hewitt were absent.

### **Open Forum:**

There were many comments and questions about the proposed rezoning from Agriculture to Country Homes of the 300 ft. deep frontage on both sides of Parish Road from Fraser to Mackinaw and the West side of Mackinaw from Parish to Boutell.

### **Commission:**

A motion was made by Mr. Arnold and seconded by Mr. Hetherington to approve the minutes. The motion was approved.

Gerald and Claudia Russell presented their detailed site plan. A motion was made by Mr. Arnold and seconded by Mr. Hetherington to approve the site plan. The motion carried.

Mr. Dan Danhoff from Pumford Construction presented a site plan for the proposed expansion of Saginaw Bay Plastics. The addition to Saginaw Bay Plastics present building will allow for new employment and expansion and it complies with the Township Ordinances. A motion was made by Mr. Hetherington and seconded by Mr. Arnold to approve the site plan for Saginaw Bay Plastics's addition. The motion carried.

The discussion to rezone the 300 ft. deep frontage on both sides of Parish Road from Fraser to Mackinaw and the West side of Mackinaw from Parish to Boutell centered around comments made by the public. There were concerns expressed by Mr. Ken McConnell about an increase in his property taxes. There would be no change as people are already paying residential rate. It was explained that the only change that would result would be the size of the lot that could be sold to build a house. Agriculture requires two acres while Country Homes only requires .5 acres. Concerns were also expressed about the potential for putting a road into the back of the frontage but if they did they would have to conform to other statues.

A motion was made by Mr. Hetherington and seconded by Mr. Arnold to recommend to the Kawkawlin Township Board the rezoning of the 300 ft. deep

frontage on both sides of Parish Road from Fraser to Mackinaw and the West side of Mackinaw from Parish to Boutell. The motion was defeated.

The meeting was adjourned at 8:44 p.m.

Respectfully submitted,

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Hetherington, Ferrio, Dore, Arnold, Eckerle

Members Absent: Hewitt, Heritier

Also Present: Ballor and various citizens

To:

Planning Commission Members

From:

Christine Eckerle

Re:

Planning Commission Meeting

The next meeting will be March 6, 1997 at 7:30 p.m. at the Kawkawlin Township Administration Building

### Agenda for March Meeting

### 1. Old Business

2. New Business
Letter from Suzanne Cosens

Application for Special Use Permit - Thomas Dore

To:

Planning Commission Members

From:

Christine Eckerle

Re:

Planning Commission Meeting

The next meeting will be March 6, 1997 at 7:30 p.m.

### Agenda for March Meeting

- 1. Old Business
- 2. New Business
  Letter from Suzanne Cosens

February 6, 1997

Planning Commission Members Kawkawlin Township Board of Commissioners 1836 E. Parish Road Kawkawlin, Michigan 48631

#### Dear Trustees:

Several times committee members asked why we are concerned about commercial operations on properties bordering U.S. 23 since the property does not adjoin our property. We have stated many reasons: several being-safety, maintenance of chip and seal roads (an ultimate responsibility and cost to the township), unsightly appearance that will reflect on nearby residential property. A strong example of this arose just this past week. The home at 2112 Schmidt Road was recently put on the real estate market for sale. After a potential buyer drove by the home their comment was "Oh we were so excited about the home as we drove by going from east to west... However, when we drove back from west to east we saw noticeable stacks of cars from the auto junk yards that align the nearby property. We wouldn't want to look out our windows to that. I am sure the home is lovely inside but we would not be interested in buying a home there." Now tell us that such commercial operations do not reflect on adjacent residential properties. On page 1, Ordinance No. 1, Section III it states "All so called Junkyards must be provided with a tight board fence at least 6 feet high which shall be at least 100 feet from any public highway". Why are these junkyards not required to screen in their junk? Some of the junk cars towards the back of the yard are stacked two-three cars high. This practice makes an unsightly view looking southeast from the residential area of Schmidt Road

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A committee member's comment regarding" what can you do if a landowner doesn't comply with your requirements"-was surprising to hear. Section 17.09 Revocation states that "any site plan approval shall be revoked when the construction of said development is not in compliance with the approved plans." What is the purpose of the commission if not to oversee. Attendance of an upcoming seminar for Zoning Boards may be beneficial to your members. (Flyer enclosed)

Following the previous comments of several commission members it has been discouraging to appeal to a committee which doesn't know the contents of their ordinance; seems unaware of their powers and limitations; and depend on the recommendation of one person (the planner). The zoning commission has a responsibility to all landowners in the township. You have placed so much emphasis on completely rezoning the property along U.S. 23 (Huron Road) to commercial that adjacent and nearby properties are not even taken into consideration

Page 2
February 6, 1997
Planning Commission
Kawkawlin Township Board of Commissioners

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This letter is addressed to each committee member. Please see that they all have an opportunity to review. This is the third letter I have written to the committee. It seems appropriate that the committee would return a written response to concerned citizens.

Sincerely,

Suzanne Cosens

2113 Schmidt

Kawkawlin, MI 48631

Enclosure

cc: Kawkawlin Township Board of Trustees

Pre-registration is highly recommended so that we can notify registrants if unforeseen circumstances require us to cancel or reschedule a course.

Confirmations of registrations are not sent. Registration can be verified by calling MML Education Services at (313) 669-6315.

Reservations made by telephone, mail or FAX, unless canceled, will be considered a commitment to attend. No-shows will be billed, since meeting and meal arrangements have to be made for all registrants.

### **Cancellation Policies:**

Refunds will be made ONLY if the League is notified of cancellation in writing, 3 business days before the program, either by fax or mail.

If you have registered and find that you cannot attend, you may transfer your registration to another person. Please notify MML of this occurrence.

### Special Needs:

If you require a special diet, you must notify the League 72 business hours before the program date. We cannot accommodate such requests on the day of the program.

Because we are not always able to control room temperatures, please wear layers of clothing for your comfort.

### **Overnight Lodging:**

Discounted room rates are available at host hotels for seminar attendees. To guarantee room availability, please make room reservations at least three weeks before the seminar. Be sure to mention that you are attending the MML Seminar when you reserve your room.

### MML On-Site Programs

With increasing demand for services, increasing federal mandates and revenue cut-backs, many cities and villages turn to the Michigan Municipal League for assistance with educational needs.

### **Economical Opportunities**

Scheduling an educational program on-site in your municipality can save training dollars by eliminating travel expenses. More people from your organization can participate in this type of training. Costs vary with each individual seminar. Discounts are available when multiple sessions of the same seminar or a combination of seminars are scheduled.

The League offers programs in the following topic areas:

- · Elected Official Training
- Strategic Planning & Goal Setting
- Supervisory Skills
- Police & Fire Training
- Legal & Liability (sques)
- Planning & Zoning
- Open Meetings Act and Freedom of Information Act
- Team Building
- Cultural Diversity

And many more! Each program is customized to meet your municipality's specific needs.

### Easy to Arrange

To explore the benefits of On Site Training for your municipality, contact the Education Coordinator of the Michigan Municipal League at (313) 669-6311.

# Zoning Board of Appeals

11111111111111111111111111

March 19, 1997 (evening)

Kellogg Center, East Lansing



# Zoning Board of Appeals

March 19, 1997 (evening) Kellogg Center, East Lansing

Did you know that zoning scholars say that 85-90 percent of the variance requests heard by a Board of Appeals should not be approved because they do not meet the standards of the Zoning Ordinance? Does your Board approve more than 10-15 percent of the variances they hear? We will deal with the difficult issues of being on the Board of Appeals, where decisions are not always black and white.

### Topics Covered:

- What Is The Board Of Appeals Supposed To Do?
- How Far Can We Go? Powers And Limitations Of The Board
- Dealing With The Occasional Appeal And Ordinance Interpretation
- Variances Making The "Right" Decision On Use And Non-use Variances
- What Is A "Substantial Property Right" And A "Self Created Hardship?"
- Surviving The Slings And Arrows Will My
   Neighbor Still Like Me After Turning Down His Variance Request?

### Agenda:

Check-in begins at 5:30 pm. The program starts at 6:00 pm. and will adjourn at approximately 9:00 pm. A light dinner will be served at 5:30 pm.

### About the Instructor:

Steve Langworthy is a Principal of Langworthy and LeBlanc Associates. He is highly respected as an expert in the field of planning and zoning. He has extensive experience as a lecturer, having conducted dozens of zoning seminars and training programs for local government clients, the MML, MTA and Michigan Society of Planning Officials. Currently, Steve serves as planning consultant to several communities on an on-going basis. These include the cities of Greenville, Zeeland and Coopersville, Courtland, Solon and Blendon Townships.

### **Cost Per Person:**

Be An Early Bird! When registered by March 12, 1997: MML member cities and villages, \$50; other units of government, i.e. counties and townships, \$75; non-members, \$90. After March 12, add \$25 to the fee. Includes instruction, handouts and a light dinner.

### Location:

Kellogg Center, East Lansing. I-96 to 496 toward Lansing. Take the Trowbridge Rd. exit and turn left onto Harrison Road. The Kellogg Center is on the right, before reaching Michigan Ave. Hotel rooms are available. Parking vouchers will be provided. (517) 355-5090.



CEUs: 0.3 Continuing Education Units are available for this program.

### Zoning Board of Appeals

March 19, 1997 (evening) - Kellogg Center, East Lansing
When registered by March 12, 1997: MML member cities and villages, \$50; other units of government,
i.e. counties and townships, \$75; non-members, \$90.

	i.e. counties and town	ships, \$75; non-members, \$90.	9%	-015
Name of Municipality or Finn:				
Name:		Title		
Office Address:  Daytime Phone: ( )		Title:		_
Daytime Phone: ()		Fax # if available: (	Zip:	
Payment: Check Enclosed Expiration Date; Signature for Credit Card Payment	Name on Card (Please Pri	☐ Master Card/Visa#		_
Signature for Credit Card Payment:				

To Register: Return this form by FAX to (313) 662-9399; or mail to MML Education Services, PO Box 1487, Ann Arbor MI 48106 and either include a check payable to Michigan Municipal League or indicate a different choice for payment;

OR call MML at (313) 669-6315.

Jebnuary 11, 1997

Hear Mrs. Caseus,

Your letter of Jebruary 6 reached

the Planning Commission too late to be

put on the Hebruary 6 meeting agenda.

The will be put on the agenda for and

nigh meeting on march 6, 1997.

Yours truly, Christine Eckerle

Secretary & Hawkadiin lownship Planning Commission

## KAWKAWLIN TOWNSHIP

## APPLICATION FURTHERING MALL DERART

Date: 2-/0-9/	
Name of Applicant:	Tel. 667- 9099
Mailing Address: 825 BEAVER RO	L KAWKAWLIN MICH 48631
Name of Owner Thomas DORE	man of the state o
Mailing Address: 1026 SEQUEN Rd	KAWKAWLIH Mich 48631
	DESCRIPTIONS BOTH ATTACKED
	N N 2 1 - 20 th
	tid .
Proposed Use of Land for Which	Permit is Requested. NCDOHALd J - C- STOLE
GAS DIESAL SEAUICE STA	Vai
- CAS / KNETAC SONOICE SIN	
	The second of th
Present Zoning:	St. A. Constant of the St.
Board intry-night (48) hours prior to the p	mpany this application but must be in the possession of the Zoning public hearing:  300 feet of the perimeter of the property to be rezoned.
<ol> <li>Site plan, plot plan, or development pl the location of all abutting streets, buildings and their uses.</li> </ol>	lan, drawn to a readable scale, of the total property involved showing the location of all existing and proposed structures, the types of
3 Preliminary plans and apoulfications o	if the proposed development and for all construction.
4. A statement with supporting evidence Code.	e regarding the required finding specified in Section of the Zoning
A series of the	
The contract of the contract o	Thomas Dore
Mbo Mayleavilia Mornahia Prassis	Signature of Applicant
	ng Commission will meet March 6th,1997 at 7:30 P.M. g for the above Special Use Permit.

# TOWNSHIP OF KAWKAWLIN BAY COUNTY, MICHIGAN

### APPLICATION FOR RE-ZONING

Date: Mesembers 6-1996	
Name of Applicant Kawkawka Jumshi	C. Source Telephone 686-8710
Mailing Address 1836 & Passick &	de
Name of Owner	Telephone
Mailing Address	,
Legal Description of Premises _ all parcels al Lo Fraser Rd both n. + 8 Sides of all purels winds of markiness Rd	Jorish Rd. to a Deptof 300 "
Application is hereby made to change	district or zone to <u>E77</u> district
Proposed use of premises: Country Home  Present Zoning: Q.S.	
Additional Information:  A. X Vicinity plan showing land use within 300 feet of  B. X Scale drawings showing plan view with yard area	
The Kawkowlin Township Plan the administration building	Signature of Applicant  Signature of Applicant  Jining Commission will must at  Tibb, 1997, 730 Pm. to
discuss the Reyoning of the	e above forcels

Jebnusry 11, 1997

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Your letter of Jebruary 6 reached

the Planning Commission too late to be

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Gristine Eckerle

Secretary & Hawkadien Lownship Planning Commission To:

Planning Commission Members

From:

Christine Eckerle

Re:

Planning Commission Meeting

The next meeting will be March 6, 1997 at 7:30 p.m. at the Kawkawlin Township Administration Building

### Agenda for March Meeting

1. Old Business

2. New Business

Letter from Suzanne Cosens

Application for Special Use Permit - Thomas Dore

February 6, 1997

Planning Commission Members Kawkawlin Township Board of Commissioners 1836 E. Parish Road Kawkawlin, Michigan 48631

Dear Trustees:

who owns home what the potential plan.

Whe was the potential plan.

The are concerned about commercial operations on does not adjoin our property. We have stated hip and seal roads (an ultimate manufaction nearby residents).

Several times committee members asked why we are concerned about commercial operations on properties bordering U.S. 23 since the property does not adjoin our property. We have stated many reasons: several being-safety, maintenance of chip and seal roads (an ultimate responsibility and cost to the township), unsightly appearance that will reflect on nearby residential property. A strong example of this arose just this past week. The home at 2112 Schmidt Road was recently put on the real estate market for sale. After a potential buyer drove by the home their comment was "Oh we were so excited about the home as we drove by going from east to west... However, when we drove back from west to Zoren east we saw noticeable stacks of cars from the auto junk yards that align the nearby property. We wouldn't want to look out our windows to that. I am sure the home is lovely inside but we would not be interested in buying a home there." Now tell us that such commercial operations do not reflect on adjacent residential properties. On page 1, Ordinance No. 1, Section III it states "All so called Junkyards must be provided with a tight board fence at least 6 feet high which shall be at least 100 feet from any public highway". Why are these junkyards not required to screen in their junk? Some of the junk cars towards the back of the yard are stacked two-three cars high. This practice makes an unsightly view looking southeast from the residential area of Schmidt Road GRANAFATLEREA?

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February 6, 1997
Planning Commission
Kawkawlin Township Board of Commissioners

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This letter is addressed to each committee member. Please see that they all have an opportunity to review. This is the third letter I have written to the committee. It seems appropriate that the committee would return a written response to concerned citizens.

Sincerely,

Suzanne Cosens 2113 Schmidt

Kawkawlin, MI 48631

**Enclosure** 

cc: Kawkawlin Township Board of Trustees

## KAWKAWLIN TOWNSHIP

APPLICATION FUNTAFASTA MALL DERMIT

Dato: $\frac{2-10-97}{2}$
Name of Applicant:
Mailing Address: 825 BEAVER Rd KAWKAWLIN MICH 48631
Name of Owner Thomas DORE
Mailing Address: 1026 BEAUER Ed KAWKAWLIH Mich 48631
Legal Description of Premises: 2 OESCRIPTIONS BOTH ATTACHED
Proposed Use of Land for Which: Permit is Requested. MCDONALd J - C-STOLE
GAS DIESAL SERVICE STATION
Present Zoning: Des LI
Additional information which need not accompany this application but must be in the possession of the Zoning
Board forty-eight (48) hours prior to the public hearing:
1. Vicinity plan showing land use within 300 feet of the perimeter of the property to be rezoned.
<ol> <li>Site plan, plot plan, or development plan, drawn to a readable scale, of the total property involved showing the location of all abutting streets, the location of all existing and proposed structures, the types of buildings and their uses.</li> </ol>
3 Preliminary plans and specifications of the proposed development and for all construction.

Signature of Applicant

The Kawkawlin Township PLanning Commission will meet March 6th,1997 at 7:30 P.M. at the Administration Building for the above Special Use Permit.

4. A statement with supporting evidence regarding the required finding specified in Section of the Zoning

Code.

(1-1) Sect 11.02 9. x j.

C-2 Sect 12.03 - Speciel User

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March 6-1997

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- - | **III** .

To:

Planning Commission Members

From:

Christine Eckerle

Re:

Planning Commission Meeting

The next meeting will be March 6, 1997 at 7:30 p.m. at the Kawkawlin Township Administration Building

### Agenda for March Meeting

### 1. Old Business

### 2. New Business

Letter from Suzanne Cosens

Application for Special Use Permit - Thomas Dore

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Jebnuary 11, 1997

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Your letter of February 6 reached

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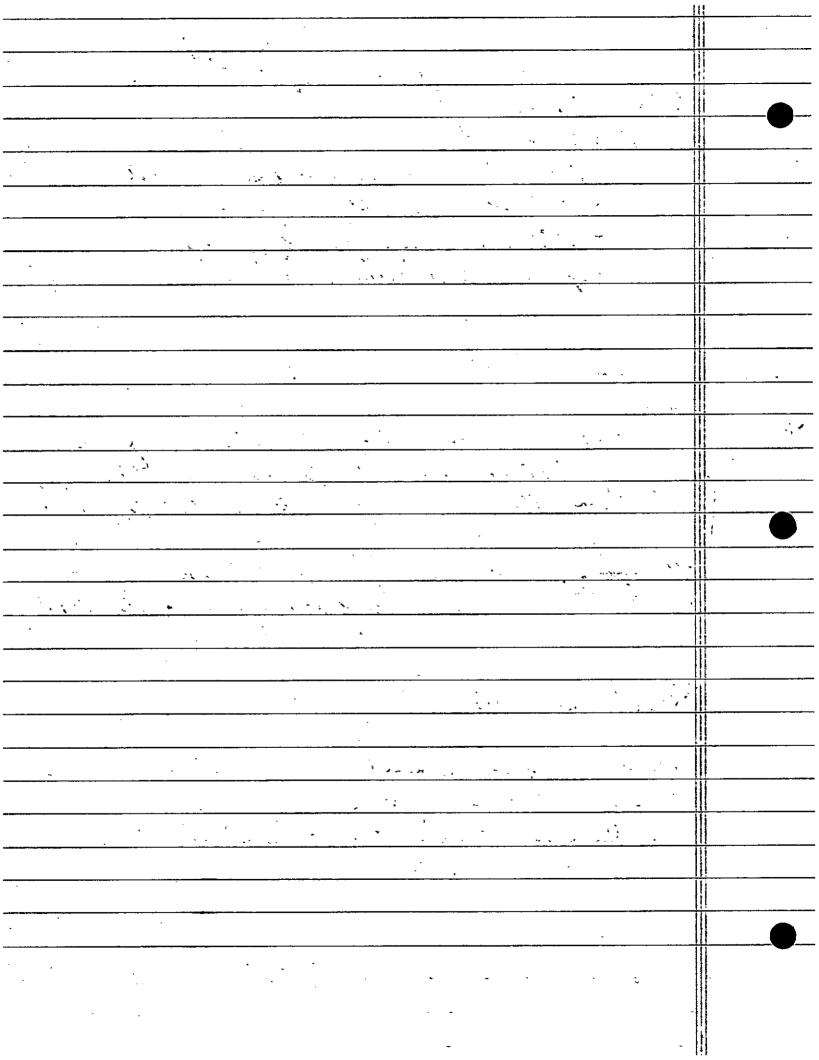
The will be put on the agenda for and

nigh meeting on march 6, 1997.

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Secretary & Hawkedien lownship Planning Commission

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March 18, 1997

Dear Mrs. Cosens,

The Kawkawlin Planning Commission reviewed your letter at its March meeting. We thank you for your comments.

The flyer you attached was not for the Planning Commission, it was for the Board of Appeals.

Yours truly,

Christine Eckerle, Secretary

It's unfortunate that the planning Commission Cannot please every one when rendering a decision but there are always some that are quick to criticize even though it may not be entirely warented especially when the Commission does not rule in their forvole Jour mentional safety, yes we are also much concerned + felt that this esterpie would have no odverse effect on safty, not any more so than the regular every day traffic or school bus travel. The Junk yard existed prior to the alption of the ordinance of no doubt prior to you to their moving into the area. are not required to be fenced in only their which a fronts a public highway. Tank suggestion for a seminar is well takent remind you. that most if not all of our members have attended one or more up these seminare. May be you should check for more info. as to which body you should send your flyers to the ones you mailed are for an entirely different front. If you would note.

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April 3, 1997

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Leon Tath

Mary & Chris Groulx

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To:

Planning Commission Members

From:

Christine Eckerle

Re:

Planning Commission Meeting

The next meeting will be April 3, 1997 at 7:30 p.m. at the Kawkawlin Township Administration Building

## Agenda for April Meeting

1. Old Business

Re-Zoning of areas on Mackinaw and Parish Roads

2. New Business

Review some of the Township Ordinances

## PLANNING COMMISSION MINUTES March 6, 1997 Draft

The regular meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, Dore, Hetherington and Eckerle being present. Arnold, Heritier and Hewitt were absent.

#### **Open Forum:**

Representatives from Wolgast Construction, McDonald's Corp, and the general public were present. Tom Dore presented his site plan for a McDonald's store along with a gas station and convenience store on the South East corner of Beaver Rd. and M-13.

#### Commission:

A motion was made by Mr. Hetherington and seconded by Mr. Dore to recommend to the Township Board to approve the site plan and special use permit applied for by Mr. Tom Dore. The motion carried. The reasons given were: it was within the ordinances, it meet the requirements of the Master Plan, it would generate new employment, and all the attendees were in favor of the plan.

A letter from Mrs. Suzanne Cosens was reviewed but as Mrs. Cosens was not present, the Commission felt that no further discussion could be held. The flyer she had attached to her letter was meant for the Board of Appeals and not the Planning Commission.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Ch<del>ris</del>tine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Hetherington, Ferrio, Dore, Eckerle

Members Absent: Arnold, Hewitt, Heritier
Also Present: Ballor and various citizens

# PLANNING COMMISSION MINUTES March 6, 1997

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Respectfully submitted,

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

**Members Present:** Hetherington, Ferrio, Dore, Eckerle

Members Absent: Arnold, Hewitt, Heritier
Also Present: Ballor and various citizens

7:30 D 8:40 adjourned 03 AP97 arnoed P 1 1 Dore P Eckerle P Ferris P Herities 8 2 Hetheringer A. Hewith A. Lublico: - One acre lots - hoposal to change CH.
to an acre minimum.

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# TOWNSHIP OF KAWKAWLIN BAY COUNTY, MICHIGAN

## APPLICATION FOR RE-ZONING

Date: February 21, 1996	
Name of Applicant <u>Kawkawlin Township Board</u>	Telephone
Mailing Address	
Name of Owner	Telephone
Mailing Address	
	to the second of the second
Application is hereby made to change AG AG	district or zone to <u>ক্টিল্ড স্থান কিছে কিছে district</u>
to Center Line of Section 27 & 28 to a depth of 3 West Of Mackinaw to center line of Section 21 to a Proposed use of premises:  Present Zoning:  AG	depth of (300 feet) both North & South
Additional Information:  A. X. Vicinity plan showing land use within 300 feet of the	perimeter of the property to be re-zoned.
B. X Scale drawings showing plan view with yard areas ar	
	nd elevations of the proposed structure.
an national of the second of t	
The Kawkawlin Township Planning Commission will mapril 3, 1997, at 7:30 P.M. at the Kawkawlin Admi	neet Signature of Applicant



# TOWNSHIP OF KAWKAWLIN BAY COUNTY, MICHIGAN

### APPLICATION FOR RE-ZONING

Date: February 12, 1997	•
Name of Applicant Kawkawlin Township Board	Telephone 686 8710
Mailing Address 1836 E. Parish Rd., Kawkawlin, Mich	nigan, 48631
المحاجب عراضها للمدارة الرابات	-
Name of Owner	Telephone
Mailing Address	
Legal Description of Premises All parcels along Parish Ros	nd from Mackinaw Road to Fraser Road
both North & South Sides pf Parish Road to a depth o	f 300' all parcels West Side of
Mackinaw Road from Parish to Boutell, a depth of 300	1
A setimation in househouse de la change of the	AND
Application is hereby made to change dis or zone.	trict or zone to <u>C.H.</u> district
Present use of premises: Zoned Agriculture .	
Present use of premises.	
Proposed use of premises: Country Homes C-H	
Present Zoning: AG	
•	
Additional Information:	
A. X Vicinity plan showing land use within 300 feet of the per	
B. X Scale drawings showing plan view with yard areas and e	elevations of the proposed structure.
orang mangga kalangga ng paggalangga langga ng paggalangga ng paggalangga ng paggalangga ng paggalangga ng pag	
18 A. A. S.	Tronged Bellow
the property of the gastern control of the second of the s	. Signature of Applicant
	Leonard B. Ballor

The Kawkawlin Township Planning Commission will meet at the Administration Building

April 3, 1997 at 7:30 P.M.to discuss the Rezoning of the above parcels.

RUCH STATIONERS

# PLANNING COMMISSION MINUTES April 3, 1997 Draft

The regular meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, Dore, Arnold, Heritier and Eckerle being present. Hetherington and Hewitt were absent.

#### **Open Forum:**

Discussion was held about the proposed re-zoning of land along Parish and Mackinaw Roads. The discussion centered around the size of the amount of land needed to build a home. People want to keep the lots larger, 1 acre or more, in order to preserve the space between houses.

#### Commission:

The minutes from the March meeting were accepted.

A motion was made by Mr. Arnold and seconded by Mr. Heritier to recommend the rezoning of both East & West side of Mackinaw Road from River Road to Center Line of Section 27 & 28 to a depth of 300 feet on both sides, and also Schmidt Rd. West of Mackinaw to center line of Section 21 to a depth of (300 Feet) both North & South Side. The motion carried by voice vote. The reasons for recommending this were: provide for continued growth in the area, it connects the remaining parcels from Beaver to Linwood Rd. and it fits the Master Plan for growth.

A motion was made by Mr. Arnold and Seconded by Mr. Dore to recommend to the Township Board the rezoning of all parcels along Parish Road from Mackinaw Road to Fraser Road both North & South Sides of Parish Road to a depth of 300' all parcels West Side of Mackinaw Road from Parish to Boutell, a depth of 300' from Agricultural to Country Homes. The motion carried by voice vote. The reasons for recommending this were: the water line is changing the character of the land use and this rezoning will help it conform to the current land use and the past practice in zoning and it complies with the Master Plan.

There was a discussion about checking article 20 so that Country Homes could be changed to require a one acre minimum.

The Site Plan for the Holsinger Manufacturing facility expansion was reviewed. A motion was made by Mr. Heritier and seconded by Mr. Arnold to accept the site plan on the contingency that the septic tank can be approved. Approved by

a voice vote. No building permit can be issued until the septic tank can by approved.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Heritier, Ferrio, Dore, Arnold, Eckerle

Members Absent: Hewitt, Hetherington

Also Present: Ballor and various citizens

To: Planning Commission Members

From: Christine Eckerle

Re: Planning Commission Meeting

The next meeting will be May 1, 1997 at 7:30 p.m. at the Kawkawlin Township Administration Building

## Agenda for May Meeting

- 1. Old Business
- 2. New Business
  Update land use map

This is a tentative agenda. If you have anything to put on the agenda, please call me at 752-2588 ext 340 (wk) or 684-2058 (hm).

To:

Planning Commission Members

From:

Christine Eckerle

Re:

Planning Commission Meeting

The next meeting will be June 5, 1997 at 7:30 p.m. at the Kawkawlin Township Administration Building

## Agenda for June Meeting

- 1. Old Business
- Update Land Use Map
- 2. New Business
- Land Split Ordinance
  - Re: the State's Land Use Act
- Private Roads regarding PA 591

# PLANNING COMMISSION MINUTES June 5, 1997

Draft

The regular meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Chairman Ferrio. A roll call of officers was taken with Ferrio, Dore, Arnold, Heritier, Hetherington and Eckerle being present. Hewitt was absent.

#### **Open Forum:**

#### Commission:

The minutes from the April meeting were accepted.

A motion was made by Mr. Hetherington and seconded by Mr. Arnold to recommend The approval of the Kawkawlin Land Division Ordinance by the Kawkawlin Township Board, contingent on the recommendation of the Township attorney, Mr. Bock. The motion carried by voice vote.

A motion was made by Mr. Arnold and Seconded by Mr. Heritier to recommend to the Township Board the Land Use Map will show Country Homes on 300' depth on all township roads. The motion carried by voice vote.

The July meeting will be held only if called by the Chairman. Most of the commission members will be on vacation as the next meeting is scheduled for the July 4th weekend.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Christine Eckerle, Sect. Kawkawlin Township

Planning Commission

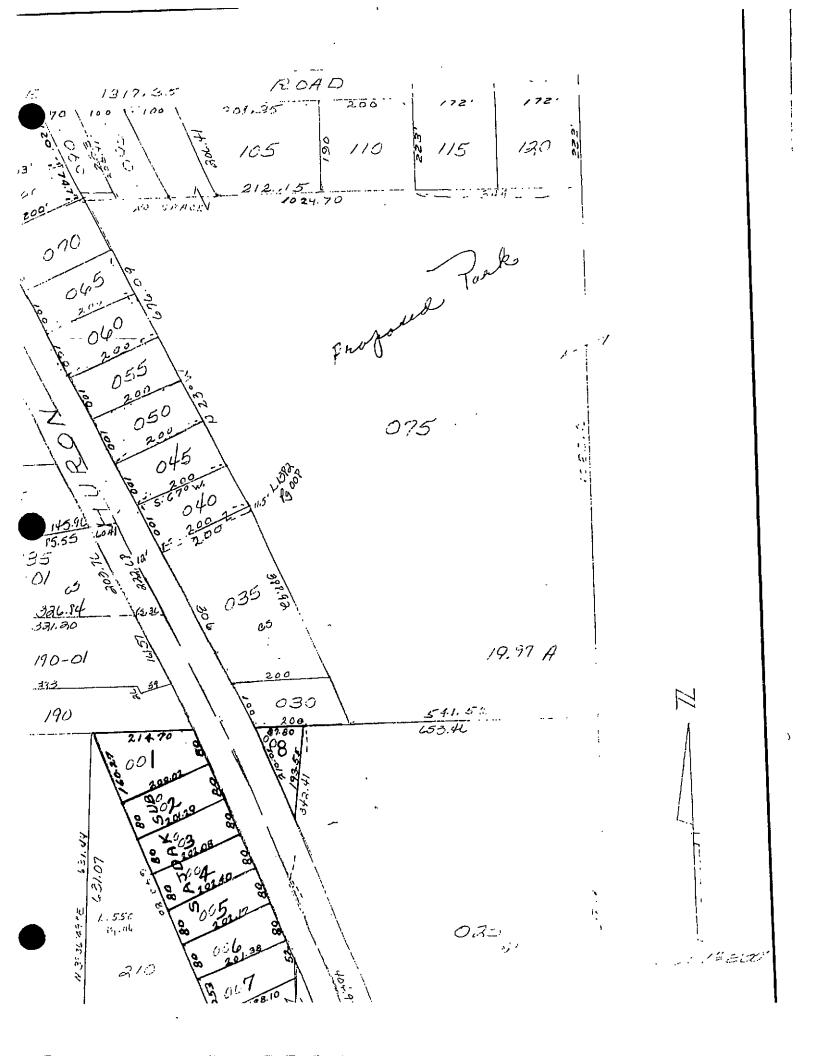
Members Present: Heritier, Ferrio, Dore, Arnold, Hetherington, Eckerle

Members Absent: Hewitt Also Present: Ballor

## BAY COUNTY, MICHIGAN

## APPLICATION FOR RE-ZONING

Date: Oug 4. 1997
Name of Applicant Homes 5 KOZAC. Telephone 3/3 /2793.
Name of Applicant 1991  Name of Applicant 8270 GRBy St. WestLand Mich 4818
Name of OwnerTelephone
Mailing Address
Legal Description of Premises <u>P5</u> Per Phot M&P.
Mp 30 Jan Jan January 109-080-026-400-075.00
Application is hereby made to change Country Homes district or zone to RM HT liele Home district or zone.
Present use of premises:
Proposed use of premises: Mobiles Homes Park
Present Zoning: Country Homes
Additional Information:
A. X Vicinity plan showing land use within 300 feet of the perimeter of the property to be re-zoned.
B. X Scale drawings showing plan view with yard areas and elevations of the proposed structure.
Signature of Applicant
The Kaukawlin Townshif Slanning Commission will
Meet Sept 4. 1997, 7:30 PM at the administration
Building for the above Regoning



To: Planning Commission Members

From: Christine Eckerle

Re: Planning Commission Meeting

The next meeting will be August 7, 1997 at 7:30 p.m. at the Kawkawlin Township Administration Building

### Agenda for August Meeting

#### 1. Old Business

#### 2. New Business

This is a tentative agenda. If you have anything to put on the agenda, please call me at 752-2588 ext 340 (wk) or 684-2058 (hm).

To: Planning Commission Members

From: Christine Eckerle

Re: Planning Commission Meeting

The next meeting will be September 4, 1997 at 7:30 p.m. at the Kawkawlin Township Administration Building

## Agenda for September Meeting

#### 1. Old Business

### 2. New Business

Application for re-zoning a parcel of land from Country Homes to RMH

This is a tentative agenda. If you have anything to put on the agenda, please call me at 752-2588 ext 4340 (wk) or 684-2058 (hm).

To:

Planning Commission Members

From:

Christine Eckerle

Re:

Planning Commission Meeting

The next meeting will be September 4, 1997 at 7:30 p.m. at the Kawkawlin Township Administration Building

## Agenda for September Meeting

#### 1. Old Business

#### 2. New Business

Application for re-zoning a parcel of land from Country Homes to RMH

This is a tentative agenda. If you have anything to put on the agenda, please call me at 752-2588 ext 4340 (wk) or 684-2058 (hm).

# THOMAS E. BOCK

817 WASHINGTON AVENUE SUITE 300 POST OFFICE BOX 879 BAY CITY, MICHICAN 48707-0879

> (517) 892-6016 (517) 892-4742 (FAX)

July 11, 1997

M-LONE

Michael Arnold Kawkawlin Township Clerk 1836 East Parish Auburn, MI 48611

Dear Mr. Arnold:

You asked my opinion regarding a draft ordinance related to the Land Division Act, Michigan Public Act 288 of 1967, as recently amended. The format presented to me is certainly appropriate to present the act in an easily readable and comprehensible form.

I am not sure what the wishes are of the individual Township Board members, but if they wish to have this form presented for their adoption, it would be a suitable ordinance.

The one portion that does cause me concern is Section 8-Penalties and Other Remedies. I do not like to see heavy financial fines for violations of what are really misinterpretations or differences of opinion over a law. Although it is phrased as a civil infraction and carries no potential jail time, it is still something that I would counsel you to consider eliminating from any ordinance that Kawkawlin adopts.

Please call me if you would like to have further discussion or if you would like me to do further research on the topic.

Very trulypsqurs,

Thomas E. Boo

TEB/tmh

## **KAWKAWLIN TOWNSHIP**

BAY COUNTY, MICHIGAN

1836 E. Parish Road, Kawkawlin, Michigan 48631 Phone (517) 686-8710 • Fax (517) 686-0895

> Roy DeLorge Supervisor

MELVIN MCNALLY Trustee

PATRICK H. BESON Trustee

Aug. 13, 1997

To All members of the Planning Commission and the Township Board:

Your presence is requested for a SPECIAL INFORMATION MEETING scheduled for August 18, 1997, at the Township Administration Building.

The meeting will begin at 7:30pm. This will be an INFORMATIONAL MEETING ONLY.

Respectfully.

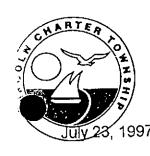
MICHAEL E. ARNOLD Clerk

SANDRA J. KLASS

Treasurer

Roy DeLorge, Supervisor

175 lots	29 ACRES
SEWER To g tap fu	Westland MI
Pe-Write the orderece	
75000	
Postpone deçisio	
Is this ?	the best use of
this land	
D Zoning	
Réquire Site	Etlan per Ordianu
Stay on topic	
	rely to Chair !!
Input on I:	



## LINCOLN CHARTER TOWNSHIP

2055 West John Beers Road • P.O. Drawer L • Stevensville, MI 49127-0279 • (616) 429-1589 • FAX (616) 429-0880

11-12-0021-0010-00-7 √ Thomas Freeman 6836 Lexington Lane Niles IL 60714

Manager Mobile Village Trailer Park 5080 St. Joseph Avenue Stevensville MI 49127

> MOBILE HOME PERMITS RF.

Dear property owners and park managers:

Attached are copies of Publication #2 and #25 from the Bureau of Construction Codes. In reviewing these documents, you will note that an inspection program is required.

We will also use the guidelines listed below:

- \*Building permit required before moving home into park. 1.
- When a mobile home is moved into the park and completely set up, the Park Manager is to notify 2. the Township Building Department requesting the following:
- Mobile home inspection, minimum cost \$40.00, single or double wide. 3.
- \*Plumbing permit and inspection, minimum cost \$45.00. 4.
- \*Mechanical permit and inspection, base cost \$35.00, with A/C, \$65.00. 5.
- \*Electrical permit and inspection, cost \$35.00. 6.
- Homes cannot be occupied until items #1 through #6 are completed and passed by all 7. inspectors, then a Certificate of Compliance will be issued to the home owner and a copy to the Park Manager.
  - \*Application forms available at the Township offices.

If you have any questions or comments, please contact this office. Thank you for your cooperation.

Fred Albrecht, Building Inspector

Sincerely,

William I. Miller, Building Inspector

Supervisor Kevin Gillette CC:

Enclosures: Copy of Certificate of Compliance

Publications #2 & #25

mobparks

KANATA AA TILL TO LITTOFF

# APPLICATION FOR Special use PERMIT

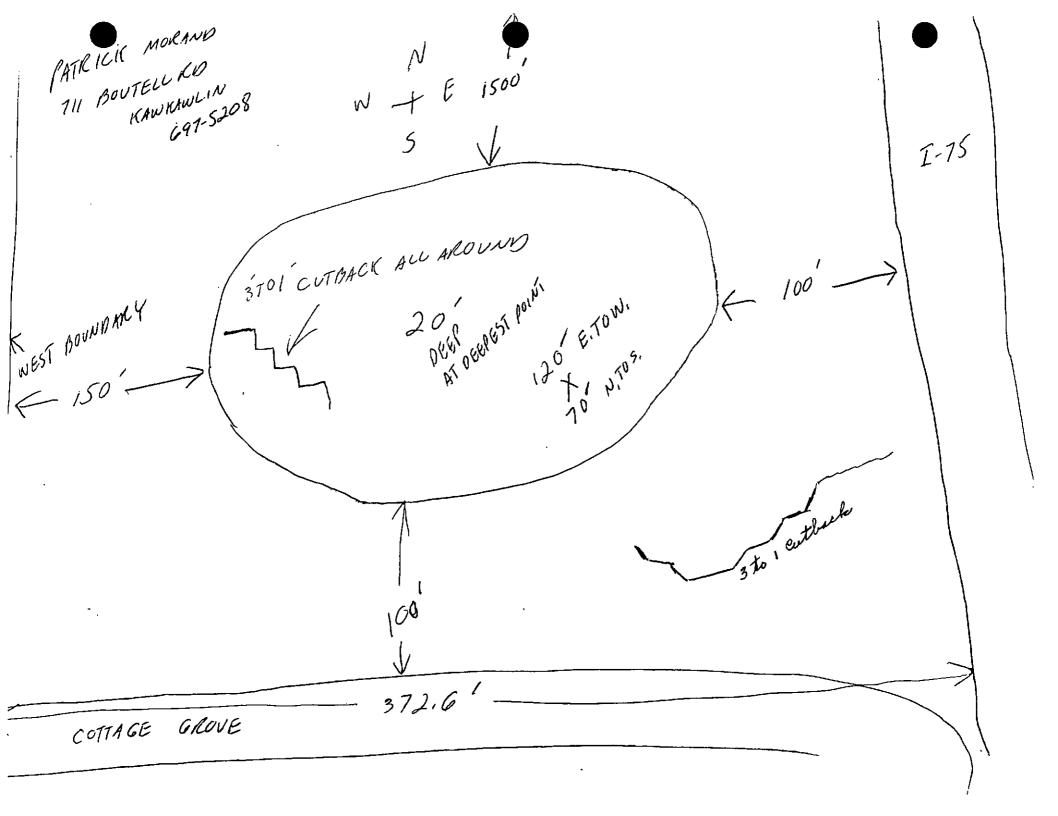
ale: 6-2-97	
ane of Applicant: PATRICK MORAND	
alling Address: 711 BOUTELL KAWKAWLIN, MIC.	W 48631
ame of Owner	
egal Description of Premises: SEE ATTACHED FULL	IEY - FARM LAND
der, 09-08-005-400-030-00	
•	
roposed Use of Land for Which Permit is Requested: 57	TRAW/BEARY FARMIN
	• •
POND FOR IRRIGATION OF FARM LAND	
7.30 acres	
Present Zoning: D. H.	·
Present Zoning:	

Additional information which need not accompany this application but must be in the possession of the Zoning Board forty-eight (48) hours prior to the public hearing:

- 1. Vicinity plan showing land use within 300 feet of the perimeter of the property to be rezoned.
- 2. Sile plan, plot plan, or development plan, drawn to a readable scale, of the total property involved showing the location of all abutting streets, the location of all existing and proposed structures, the types of buildings and their uses.
- 3. Preliminary plans and specifications of the proposed development and for all construction.
- 4. A statement with supporting evidence regarding the required finding specified in Section of the Zoning Code.

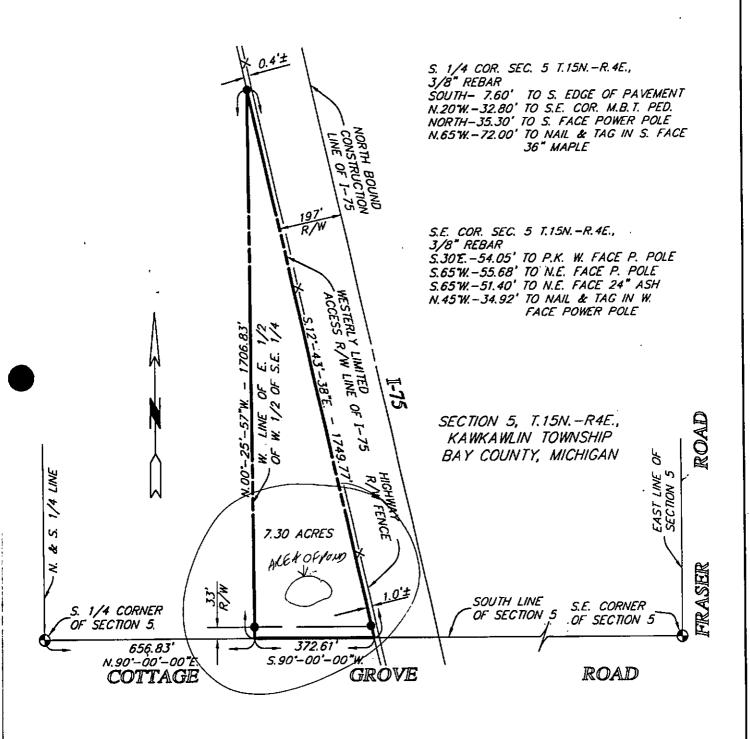
Signature of Applicant

The Kawkawlin Township Planning Commission will meet August 7, 1997 at 7:30 P.M. at the Administration Building for the above special use.



## CERTIFICATE OF SURVEY

BEARINGS SHOWN ON THIS SURVEY WERE ESTABLISHED IN THE FOLLOWING MANNER: SOUTH LINE OF SECTION 5 WAS ASSUMED AS S.90'-00'-00"W.



SURVEY FOR: PATRICK MORAND 711 BOUTELL ROAD KAWKAWLIN, MICHIGAN 48631

- GOVERMENT SECTION CORNER
- O FOUND SURVEY CORNER
- SET 3/4"ø IRON PIPE WITH CAP NO. 33980

0 150 300 600

SCALE : 1" = 300'

Sept 4, 1887 2:30 p.m. Stack Done AP Eckerle 9 Ferris A L. Comments of the second seco Xeritien 9 Hetheringar P Hewitz A against trailer park - privious applications Concurs about Wildlife Concerns. Cai desliship has too miny cais in fint of hew house "We don't have any suy" Jason Yorker - to against - pefety of perper wildlife comes into area: Par ( Bejænski - owns faim - descher outsiler will come in put in a trailir part more lond then he has neiling - Concerned about property values & Dung Ses Jokesz - Ownships of priplity? Was DNR notified? 3 No primary road (Houl Code) 4) Was this previously applied for re- young

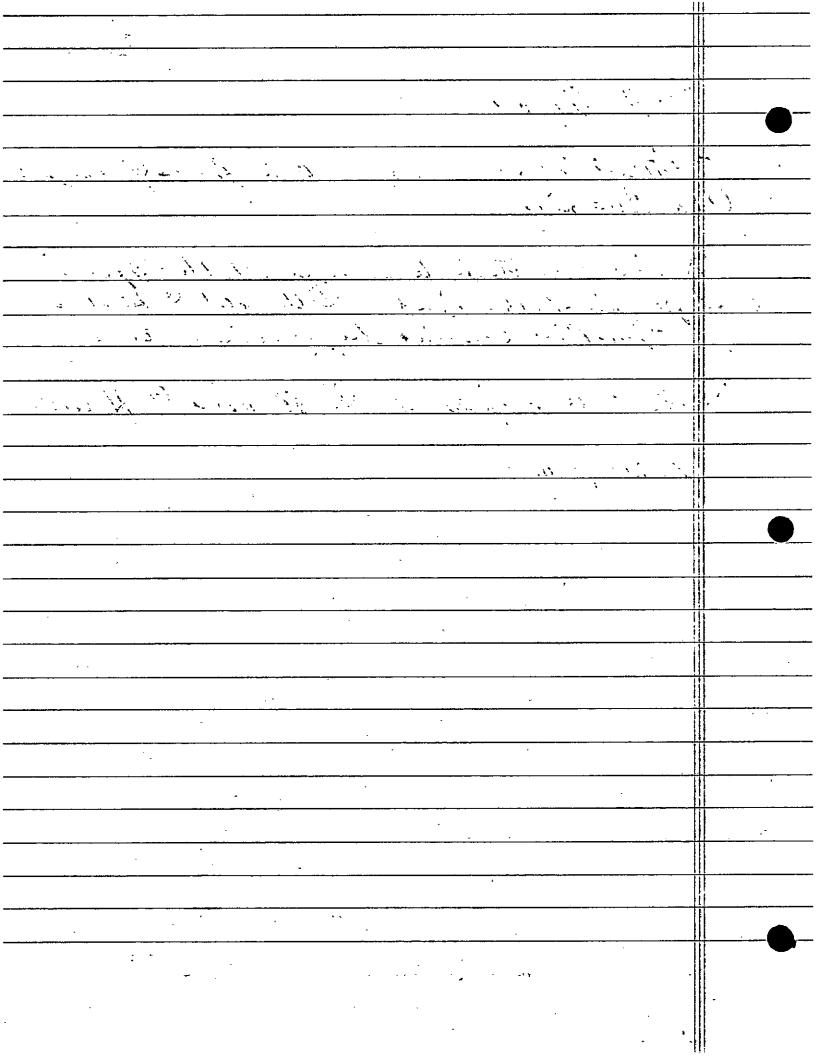
my - 100 ye - my Though high to the part - 3 entirme Chowers & guestions is some the only one will de Questino - anousand He many time as an application for be spuing General Bour - roughbour to be mothered - agruing (1) And him - against the personny -Why was to SIR soled to the housing Ham John - don't med the persuline of the paris discoly in toursely (napple) Graffe probling - dem bus humin - outorde

Sept 4, 1997 Why pay for Mr Hogel gains" Road to is a deal and - where were traffing? lon't pe zone - con to go back. Hoyd Jaske - Indian burne From ? Indias ase to live there. Power line (High town)

Nuns through the property. Commus. minutes accepted for June 5, 19 Mary Salois - noise from neighbor - shooting 100 of from house. - Concerned about the noise soned residential - need and an ordeninase - trap shooting. Fire arms - trap shooting. - need a noise ordenine -Pah on next month's agenda about a noise - Contact the township altorny about this Tunning a business out their garage

(2) Bung off The m-13 combon. Theore Withing our long hings plen 3 thought house to pay me also to show to Hallen 4 My proud to proud to proud of the the the the the the the mation: for appearance o grant & course grant & Munul of Sound out to the deny any time de server to the prince descension of prince descension of the prince descension of the prince of pulling bean mouses Affin husting them mouses no busines for 1133 Willes Ad

Neif agents: \* Tatrick Moren - application for a faimpone. use permit for the Pond. Darnoed Desertion - motion carried buy proces pote. motion to adjoaned O Winoed & Herubi



# BAY COUNTY, MICHIGAN

# APPLICATION FOR RE-ZONING

Date: 4. 1997
Name of Applicant PAM #S 5 KOZ# Telephone 3/3 1/27932
Mailing Address 8270 GRAY S+ WestLand Mich 48185
Name of OwnerTelephone
Mailing Address
Legal Description of Premises <u>AS Per Phof M&amp;P.</u>
Mp 30 (auc) Garal # 09-080-026-400-075-00
Application is hereby made to change Country Homes district or zone to RM H Tabile Homesistrict or zone.
Present use of premises:present:
Proposed use of premises: Mobiles Homes Parks
Present Zoning: Country Homes?
Additional Information:
A. X Vicinity plan showing land use within 300 feet of the perimeter of the property to be re-zoned.
B. X Scale drawings showing plan view with yard areas and elevations of the proposed structure.

Signature of Applicant

The Kawkawlin Township PLanning Commission will meet September 4, 1997, 7:30 PM at the Kawkawlin Administration Building for the above Rezoning Request.

Kawkalwin Township Planning Commission Special Meeting June 19, 1997

7:30pm Meeting was called to order by Chairman Ferrio.

Roll Call was taken--Present Ferrio, Heritier, Dore, Arnold
Absent Eckerle, Hetherington, Hewitt
A quorum was present.

The purpose of the meeting was

- (1) to make a decision for recommendation on the new sample Land Split Ordinance sent to the Planning Commission by the Michigan Township Assoc.
  - (2) To recommend the administrator of this Ordinance.
- (3) To recommend the Fee which is to be charged for each application.

After some discussion the following motion was presented by Dore supported by Heritier --

That the Planning Commission recommend the shorter sample Ordinance and name the Assessor as the Officer in charge, also at this time a fee of \$50.00 would be assessed, The Commission would take another look at this fee after there is some experience gained.

Motion Passed.

8:05pm Meeting Adjourned

Respectfully submitted,

Michael E. Arnold Acting Recording Secretary







96-286

REPLY TO:
\$AGINAW BAY DISTRICT
HEADQUARTERS
SOS NORTH EUCLID AVENUE
BAY CITY, MI 48708-2085

#### JOHN ENGLER, Governor

#### DEPARTMENT OF ENVIRONMENTAL QUALITY

HOLLISTER BUILDING, PO BOX 30473, LANSING MI 48909-7973

INTERNET: http://www.deq.state.ml.us RUSSELL J. HARDING, Director

September 10, 1997

Mr. Roger Glawe, President Glawe Corporations 1010 U. S. 23 North Alpena, MI 49707

Dear Mr. Glawe:

SUBJECT: DEQ File No. WD8-97-3; Kawkawlin Rail Terminal Yard

This is in further regard to a jurisdictional determination of a 17.5 acre parcel in the NW of Section 36, Kawkawlin Township, Bay County, Michigan under provisions of Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451 as amended. We have considered addition information and arguments in reconsidering the determination expressed in our July 7, 1997 letter from Ms. Wendy Skory of this office to Mr. Christopher Kunkle of Brooks Williamson and Associates, Inc. The reconsideration has focused on the interpretation of the term "waterbody" as used in Section 30305(4)(a) of Part 303.

Based on this reconsideration, we concur with Brooks Williamson and Associates, Inc. findings that wetlands on the parcel are exempt from regulation under provisions of Section 30305 (4)(a). The referenced section exempts certain wetlands created incidental to excavation for mineral or sand mining.

Your patience in this regard is appreciated. As you may be aware, this is the first parcel to be considered under the exemption which went into effect in January 1997. The interpretation of statute which resulted from consideration of your parcel is important in the Department of Environmental Quality's responsibility to protect wetland resources consistent with statutory language.

This jurisdictional wetland determination is valid for three (3) years from the date of this letter. This letter does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the obligation to acquire any other state, local, county, or federal approval or authorizations necessary to conduct proposed activities.



Should you have any questions regarding this determination, please contact me.

Daniel H. Morgan, Field Supervisor Land & Water Management Division

517-686-8025, Ext. 8360

Mr. Christopher Kunkle, Brooks Williamson & Assoc., Inc. Mr. Larry Witte, Land & Water Management Division



# PLANNING COMMISSION MINUTES September 4, 1997

The regular meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Vice-Chairman Hetherington. A roll call of officers was taken with Dore, Arnold, Heritier, Hetherington and Eckerle being present. Hewitt and Ferrio were absent.

#### **Open Forum:**

See attached sheet.

#### **Commission:**

The minutes from the June meeting were accepted.

Mary Salois asked if a noise ordinance could be added to the Township Ordinances. She is concerned that the firing of guns for trap shooting is legal next to a house and is not controlled by the firearm ordinances. She and her neighbor are concerned about the safety and the noise caused by these guns. This request will be reviewed at the next meeting. She also stated that her neighbor is running a business out of his garage in a residential area. This will be looked into by the Commission and the Township attorney will be contacted.

The Commission stated that zoning can be changed at any time. The Commission also can only recommend a change to the current zoning. The Township Board must make the final determination. There were many concerns voiced about the growth of the township. It needs to be planned as current projections see continued growth north of Wilder Road.

A motion was made by Mr. Hetherington and seconded by Mr. Arnold to recommend the re-zoning of parcel # 09-080-026-400-075-00 from Country Homes to RMH, Residential Mobile Homes by the Kawkawlin Township Board. The vote was taken with Arnold, Dore, Eckerle, and Hetherington for and Heritier against. The motion carried. Reasons given were that it is within our long range plan, utilities are already there for homes, and it is right off of the M-13 corridor.

A motion was made by Mr. Arnold and Seconded by Mr. Heritier to recommend to the Township Board the passage of the special use permit applied for by Mr. Morand to enable him to build a pond for irrigation. The motion carried by voice vote.

A motion was made to adjourn the meeting by Mr. Arnold and seconded by Mr. Heritier. Motion carried and the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Christini Eckerle

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Heritier, Dore, Arnold, Hetherington, Eckerle

Members Absent: Hewitt, Ferrio

**Also Present:** Ballor

#### September 4, 1997 Public Comment

Following is a synopsis of the comments of various citizens:

- Gordon Kowalski: will be paying for the sewer, against trailer park, previous applications for trailer park were turned down, concerns about traffic exiting onto M-13
- Lou Ann Reno: who puts in a road (Jose Rd.), safety and wildlife concerns, deer roam the area
- Darlene Sanak: against re-zoning, a car dealership was allowed in front of her with the promise of only ten cars but now there are more. "We don't have any say"
- Jason Yonker: against, concerned about safety of people and wildlife that comes into area
- Pat(?) Rejewski: owns far near there, outsider will come in and put in a trailer park, she has more land than he has
- ???: has DNR been notified of the meeting? concerned about property values
- Leo Rokesz: concerned about: (1) ownership of property, (2) was DNR notified, (3) no primary road, (4) was this (re-zoning) previously applied for
- Sandy Mendel: deer hunters and traffic problems
- Ronald Jeske: against rezoning outsider, 2 trailer parks already in township, traffic, said he had signatures against (didn't give them to Commission)
- Diane Jessica don't need trailer park, peaceful and quiet now, consider how the neighbors feel
- Leo Rokoz: DNR needs to be notified (Leonard said that everyone was notified)
- Floyd Jeske: Indians use to live on the land, could be Indian burial ground

Everyone who spoke voiced opposition to the re-zoning.

To:

Planning Commission Members

From:

Christine Eckerle

Re:

Planning Commission Meeting

The next meeting will be October 2, 1997 at 7:30 p.m. at the Kawkawlin Township Administration Building

# Agenda for October Meeting

# 1. Old Business

#### 2. New Business

Noise Ordinance

This is a tentative agenda. If you have anything to put on the agenda, please call me at 752-2588 ext 4340 (wk) or 684-2058 (hm).

Speller フ:35~ Och 3, 1997 Han Com agrada: 686-8710 - Site Plan arnold of 684 -9358 Agricares on old ausable Done A FOR Consideration \* Sign Ordinana Eckerle & or louch Cellulor Site Plan Gun Ferris A Dale Wiliky Heritier & mys R 2 A minites ppproved by voice prote Letherington & A copy 3. Dur mobile home ordenonies was sent to the noise): p. 35 Section 19.04 - This crees Proise only in a Commercial or Angustrice District. State Palie can to enforce present an ordinance would be difficill due to New Business:

- agenda for future propries -1998 
- improvements and/or idea in the township

- by gessibile, present to Bd.

- Disto Plan ofor Holyd Knochel for

a cellular one tower news to be reviewed (pulou agensa) november.

Descriting of the Goselwick drain. 3) Curb + sidewalls in the sulling of Generood Dot size - how is the Band use the 5) Begis at Parish & M-13. 6 the using of land on M-13 as the northland motel. Mother Processes the stone good Consider Potential respring of the road Juntage

Jion agriculture to Country Homes Mich motion to adjourn, pseumsel 8:45 p.m.

#### PLANNING COMMISSION MINUTES October 2, 1997

The regular meeting of the Kawkawlin Township Planning Commission was called to order at 7:35 p. m. by Vice-Chairman Hetherington. A roll call of officers was taken with Arnold, Heritier, Hetherington and Eckerle being present. Dore, Hewitt and Ferrio were absent.

#### Commission:

The minutes from the September meeting were accepted.

A copy of our Kawkawlin Township mobile home ordinances were sent to the State of Michigan for review.

Our present noise ordinance (Section 19.04, p. 35) was discussed. This covers noise only in a Commercial or Industrial District. The State Police can't enforce the present rules about shooting guns so if we recommenced a ordinance the Township would have a difficult time enforcing it. The Township doesn't own a sound meter either so ordinance enforcement would be difficult.

The Planning Commission needs to recommend future improvement projects and/or ideas to the Township Board for consideration. Some ideas listed might be:

- the rerouting of the Rosebush drain
- curb and sidewalks in the village of Linwood work out an assessment over a span of years
- lot size how is the Land Control act affecting us
- light at Parish and M-13
- the usage of land on M-13 at the Northland Motel
- potential rezoning of road frontage (300 ft. depth) from Agriculture to Country Homes

This issue will have further discussion at the next meeting.

Site plan review for an Air Touch Cellular tower was placed on the November agenda.

A motion was made to adjourn the meeting by Mr. Heritier and seconded by Mrs. Eckerle. Motion carried and the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

pristine ckule

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present:

Heritier, Arnold, Hetherington, Eckerle

Members Absent:

Hewitt, Dore, Ferrio

Also Present:

Ballor

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Respectfully submitted,

pristine Ekule

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present:

Heritier, Arnold, Hetherington, Eckerle

Members Absent:

Hewitt, Dore, Ferrio

Also Present:

**Ballor** 

To:

Planning Commission Members

From:

Christine Eckerle

Re:

Planning Commission Meeting

The next meeting will be November 6, 1997 at 7:30 p.m. at the Kawkawlin Township Administration Building

# Agenda for November Meeting

#### 1. Old Business

# 2. New Business

Sign Ordinance

Site Plan Review - Air Touch Cellular

Set 1998 agenda to present to the Township Board

This is a tentative agenda. If you have anything to put on the agenda, please call me at 752-2588 ext 4340 (wk) or 684-2058 (hm).

November 6, 1987

Terry Neerine Superior Environmental Corp Dais Women Alexander

Soughas Weber Arthurh Cellular

• • . NN6

#### PLANNING COMMISSION MINUTES October 2, 1997

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A copy of our Kawkawlin Township mobile home ordinances were sent to the State of Michigan for review.

Our present noise ordinance (Section 19.04, p. 35) was discussed. This covers noise only in a Commercial or Industrial District. The State Police can't enforce the present rules about shooting guns so if we recommenced a ordinance the Township would have a difficult time enforcing it. The Township doesn't own a sound meter either so ordinance enforcement would be difficult.

The Planning Commission needs to recommend future improvement projects and/or ideas to the Township Board for consideration. Some ideas listed might be:

the rerouting of the Rosebush drain - application :

• curb and sidewalks in the village of Linwood - work out an assessment over a span of years - Someone is working on this

lot size - how is the Land Control act affecting us - course recure years light at Parish and M-13

• the usage of land on M-13 at the Northland Motel + George looking with ctris

• potential rezoning of road frontage (300 ft. depth) from Agriculture to Country
Homes - Ba occepted the purpose -

This issue will have further discussion at the next meeting.

Site plan review for an Air Touch Cellular tower was placed on the November agenda.

A motion was made to adjourn the meeting by Mr. Heritier and seconded by Mrs. Eckerle. Motion carried and the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present:

Heritier, Arnold, Hetherington, Eckerle

**Members Absent:** 

Hewitt, Dore, Ferrio

Also Present:

Ballor

Cleaning

MDOT turned us down.

#### CHAPTER XV

#### SIGNS

SECTION 15.01 DESCRIPTION AND PURPOSE. It is the intent of this Ordinance to regulate the size, location and manner of display of exterior signs in Monitor Township. While it is recognized that sign are customary for public information and for trade, it is the intent of this Ordinance to ensure that they do not endanger the public health, safety or welfare or impair property values. All signs shall conform to all codes and ordinances of the Township, shall be properly erected and maintained, and, except where noted, shall require a building permit issued by the Building Inspector before erection.

SECTION 15.02 DEFINITIONS. Refer to Sections 2.80 and 2.81 for definitions of signs, area, heights and other terms used in this Section.

SECTION 15.03 EXCEPTED SIGNS. The following signs are exempt from the provisions of this Ordinance with respect to permits, heights, area and location, unless otherwise specified herein.

- (a) Highway signs erected by the U.S. Government, State of Michigan, County of Bay, or the Township of Monitor.
- (b) Governmental use signs erected by governmental agencies to designate hours of activity or conditions of use for parks, parking lots, recreational areas, other public space, or for governmental buildings.
- (c) Directional signs in conjunction with drives or off-street parking areas, provided any such sign does not exceed four (4) square feet in area, is limited to traffic control functions, and does not obstruct traffic vision.
- (d) Historic signs designating sites recognized by the State Historical Commission as Centennial Farms or Historic Landmarks.
- ('e) Placards posted to control or prohibit hunting and/or trespassing within the Township.
- (f) Essential service signs denoting utility lines, railroad lines, hazards and precautions.
- (g) Memorial signs or tablets which are either (1) cut into the face of a masonry surface; or (2) constructed of bronze or other incombustible material when located flat on the face of a building.

MTO97

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Section 15.03-15.0

- (h) Temporary signs advertising noncommercial rummage sales, garage sales, or other similar used merchandise sales.
- (1) Temporary signs promoting political parties or candidates so long as such signs are promptly removed after the completion of election activities.
- (j) Special decorative displays or signs used for holidays, public demonstrations or promotion of civic welfare or charitable purposes when authorized as a special use by the Planning Commission. In considering such authorization, the Planning Commission shall consider the following standards: (1) The size, character and nature of the display or sign.
  - (2) The duration or time period during which the display or sign will be utilized.
  - (3) The purpose(s) for which the sign display is to be erected.
  - (4) The arrangements made for the removal of the sign or display after the termination of its usefulness.
  - (5) The effect of the proposed sign or display on light and air circulation for lots which are both adjoining and in the surrounding neighborhood of the proposed sign or display.
  - (6) Whether or not the sign or display will constitute a traffic hazard.
  - (7) The effect of the sign or display on the surrounding neighborhood.

#### SECTION 15.04 PROHIBITED SIGNS.

- (a) Automobiles, trucks and truck trailers, farm or industrial machinery, airplanes or other vehicles of any sort, whether operable or inoperable, are not permitted as a sign or billboard in any zoning district in the Township. The provision shall not be interpreted to prohibit lettering or advertising on operable commercial vehicles.
- (b) No sign shall be illuminated by flashing or intermittent lights.
- (c) Any sign or sign structure which is structurally unsafe or constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment, or is not kept in good

**MTO98** 

XV-2

#### Section 15.04-15.05

repair, or is capable of causing electrical shocks to persons likely to come in contact with it.

- (d) Any sign which, by reason of its size, location, content, coloring or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers or by obstructing or detracting from the visibility of any traffic sign or control device on public streets or roads. In determining whether a sign may constitute a traffic hazard or interfere with traffic safety or visibility, the Building Inspector shall consider the following:
- (1). Height, area, supporting structure and distance from ground level of the sign.
  - (2) Lighting of the sign.
  - (3) Location of the sign in relation to roads, drives, points o ingress and egress, parking areas, sidewalks and other vehicular or pedestrian accessways.
  - (4) Location of the sign in relation to nearby buildings and structures.
  - (e) Any sign which obstructs free ingress to or egress from a required door, window, fire escape or other required exit-way.
  - (f) Signs which make use of words such as "STOP", "LOOK", "DANGER" o any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic.
  - (g) Any sign unlawfully installed, erected or maintained.
  - (h) Any sign which is not accessory to the business being conducted on the property on which the sign is located except as otherwise provided in this Ordinance.
- (i) Portable signs except as otherwise provided in Section 18.05(d).
- (1) Any sign projecting into a public right-of-way or dedicated easement except those erected by the Township, County, State or Federal government.

SECTION 15.05 TEMPORARY SIGNS. The following signs are permitted on a temporary basis and shall not require a building permit:

(a) Construction signs which identify the name of the building, the owner, architect, engineer, contractor and other individuals involved with the construction including the advertisement of a product or service during the period of construction. Signs shall not exceed two (2) in number nor have a maximum surface

MTO99

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Section 15.05-15.06

area of thirty-two (32) square feet. They shall be confined to the site for construction and shall be removed within fourteen (14) days following completion of construction activities.

- (b) Real estate signs advertising the sale, rental or lease of the premises or part of the premises on which the signs are displayed provided such signs do not exceed ten (10) square feet. Such signs shall be removed within fourteen (14) days after the sale, rental or lease.
- (c) Election campaign signs announcing a candidate or election issue to be voted upon up to a total area of sixteen (16) square feet for each parcel. Such signs shall be confined to private property and shall be removed within fourteen (14) days following the election which they announce.
- (d) Portable signs for a period of not more than thirty (30) days provided the following conditions are met:
  - (1) They do not exceed fifty (50) square feet in area on any side.
  - (2) They are not located closer than ten (10) feet to a street right-of-way.
  - (3) They may be illuminated provided such lights are not flashing or intermittent and are not placed or designed such that they can be confused with, or appear similar to, a highway sign or traffic safety device.
  - (4) No portable sign shall exceed ten (10) feet in height.
  - (5) No portable sign shall be located in such a manner as to interfere with vehicular or pedestrian traffic flow or visibility.

SECTION 15.06 GENERAL CONDITIONS. Except as otherwise provided, the following conditions shall apply in all districts:

(a) Prior to the erection or structural alteration of a sign, a building permit shall be secured from the Building Inspector. A scale drawing of the cutside dimensions of the sign or the total area encompassed by a line around all lettering or symbols shall be presented to the Building Inspector so that he may insure that the provisions of this Ordinance are met. Evidence shall also be presented to the effect that the sign will be securely attached to the building or supporting structure and will not present a

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Section 15.06-15.07

hazard. For freestanding pylon signs, a site development plan the intended location of the sign and a scale drawing of the total sign structure shall also be presented to the Building.

- (b) No sign shall be located closer to a public street right-of-way than a distance equal to the height of the sign and further, no sign or any portion of a sign shall overhang a public street or right-of-way.
- (C) No exterior sign, billboard or pylon sign shall exceed thirty (: feet in height. Roof signs shall not project more than twenty-five (25) feet above the roof of a building.
- (d) Signs may be illuminated provided the source of light is not visible from any street or adjoining property.
- (e) All signs and sign structures shall be properly maintained and kept in a good state of repair.
- (f) The provisions of this Section are not intended to conflict with provisions controlling signs regulated under the authority of Public Act 106, 1972, the Highway Advertising Act, as amended.

SECTION 15.07 SIGNS IN THE AG DISTRICT. In the AG District, only the following signs shall be permitted.

- (a) One (1) bulletin board for churches or public buildings not to exceed twelve (12) square feet in area when located at least twelve (12) feet from all property lines.
- (b) One (1) professional or announcement sign not to exceed two (2) square feet in area and attached flat against the building.
- (c) One (1) temporary, unlighted real estate sign, not to exceed eight (8) square feet in area advertising the sale, rental or lease of only the premises on which it is maintained. Provided clear vision corners are maintained, temporary unlighted real estate signs may be located on premises other than those being offered for sale, rental or lease. However, the locations of such signs shall be approved by the Building Inspector for a duration not to exceed one (1) week.
- (d) One (1) sign not over two hundred (200) square feet in area, announcing a legally approved subdivision, may be temporarily erected on each plat or development, provided the location of

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such sign shall be approved by the Building Inspector for a duration not to exceed one (1) year.

- (e) One (1) wall sign on the premises of a legal nonconforming use not to exceed twenty (20) square feet in area.
- (f) Greenhouses and nurseries shall be permitted to have one (1) ground or wall sign not to exceed twenty (20) square feet in area when located at a distance from all property lines equal to the required minimum front yard setback for the District in which it is located.
- (g) Customary farm and crop signs.
- (h) One (I) sign of not more than sixty-four (64) square feet advertising some other permitted use of a special use. Said signs shall be located on the same parcel as the use it is advertising.

SECTION 15.08 SIGNS IN THE R DISTRICTS. In the R Districts, only the following signs shall be permitted:

- (a) One (1) bulletin board for churches or public buildings not to exceed twelve (12) square feet in area when located at least twelve (12) feet from all property lines.
- (b) One (1) professional or announcement sign not to exceed two (2) square feet in area and attached flat against the building.
- (C) One (1) temporary, unlighted real estate sign not to exceed eight (8) square feet in area advertising the sale, rental or lease of the premises on which it is maintained. Provided clear vision corners are maintained, temporary unlighted real estate signs may be located on premises other than those being offered for sale, rental or lease. However, the locations of such signs shall be approved by the Building Inspector for a duration not to exceed one (1) week.
- (d) Two (2) subdivision signs for each residential subdivision, provided no sign shall exceed one hundred (100) square feet in area. In addition, one (1) sign not over one hundred (100) square feet in area announcing the opening or sale of lots in a legally approved subdivision may be temporarily erected on each plat or development, provided the location of such sign is approved by the Building Inspector for a duration not to exceed one (1) year.
- (e) One (1) wall sign on the premises of a legal nonconforming use not to exceed twenty (20) square feet in area.

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90.9

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f) Two (2) signs of a combined area of not more than thirty-two (32 square feet in area advertising the name and/or activities of other permitted nonresidential uses. Said signs shall be located on the same parcel as the use it is advertising.

SECTION 15.09 SIGNS IN THE C DISTRICTS. In the C District, only the following signs shall be permitted:

(a) Signs shall be limited to one (1) flat wall sign or one (1) sign on each face of a marquis of each business establishment and one (1) freestanding sign placed anywhere on the premises of a business establishment or composite of businesses under a single ownership by an individual, firm or corporation, provided said sign is for the purpose of identifying only the services, articles or products which are offered for sale within the building or buildings on the premises and provided that any illuminated sign contains a source of light that is not visible and not the flashing or intermittent type.

Further, said freestanding sign shall not be located closer to adjacent properties than a distance equal to its height.

In the case of wall or marquis signs, the maximum size shall be twelve (12) square feet. Any other permitted sign shall not exceed one hundred (100) square feet per sign or sign face when the sign is considered to be one sign as defined in Section 2.71(c) of this Ordinance.

(b) Billboards are permitted as a principal use subject to the provisions of Public Act 106, 1972, the Highway Advertising Act, as amended.

Billboards not regulated by Public Act 106, 1972, as amended, shall be regulated as follows:

- (1) They shall be located a minimum of two hundred (200) feet from adjacent property lines;
- (2) They shall be located a minimum of three hundred (300) feet from other freestanding signs or billboards;
- (3) They shall be located a minimum of twenty-five (25) feet from the road right-of-way;
- (4) They shall not exceed four hundred (400) square feet in area;
- (5) They shall not exceed thirty (30) feet in height;
- (6) They shall not be illuminated in such a manner that intense rays of light are directed at any portion of a public right-

MT0103

Section 15.09-15.12

of-way, nor shall any billboard be so illuminated that it obscures or interferes with the effectiveness of any official traffic sign, device or signal. No flashing or intermittent lighting shall be permitted.

SECTION 15.10 SIGNS IN THE I DISTRICTS. In the I Districts, only the following signs shall be permitted:

- (a) Signs shall be limited to one (1) flat wall sign not exceeding twenty-five (25) square feet or one (1) sign not exceeding one hundred (100) square feet placed anywhere on the premises which shall indicate or identify only the name of the use. Said sign distance equal to its height. Such signs may be illuminated provided the source of light is not visible and not the flashing or intermittent type.
- (b) Billboards are permitted as a principal use subject to the provisions of Public Act 106, 1972, the Highway Advertising Act, as amended.

Billboards not regulated by Public Act 106, 1972, as amended, shall be regulated in accordance with the provisions of Section 15.09 (b).

SECTION 15.11 SIGNS IN THE FP DISTRICT. In the FP Floodplain District, signs shall be permitted as regulated in Section 15.08.

SECTION 15.12 SIGNS IN THE PUD DISTRICT. In the PUD District, signs shall be regulated according to the provisions of the District most nearly appropriate to the uses proposed in the PUD District.

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B-VX

# TOWNSHIP OF KAWKAWLIN BAY COUNTY, MICHIGAN

# APPLICATION FOR RE-ZONING

Date:December 15, 1997	
Name of Applicant Kawkawlin Township Board	Telephone (517) 686 8710
Mailing Address 1836 E. Parish Rd., Kawkawlin, Michigan	48631
Name of Owner	Telephone
Mailing Address Same	
Legal Description of Premises <u>Rezone both North and South side</u>	de of Cottage Grove Road
from R.R. tracks East to Linwood Beach Rd, to a	e e .
Application is hereby made to change A G district or or zone.	
Present use of premises: Now zoned A G.	
Proposed use of premises: Country Homes	
Present Zoning: A.G.	
Additional Information:  A. X Vicinity plan showing land use within 300 feet of the perimeter  B. X Scale drawings showing plan view with yard areas and elevation	r of the property to be re-zoned.
The Kawkawlin Township Planning Commission will meet for the above rezoning from A.G. to C.H., February	Signature of Applicant

RUSH STATIONERS

# TOWNSHIP OF KAWKAWLIN BAY COUNTY, MICHIGAN

# APPLICATION FOR RE-ZONING

Date: December 15, 1997	
Name of Applicant Kawkawlin Township Board	_Telephone
Mailing Address 1836 E. Parish Road, Kawkawlin, MI 48631	
Name of Owner	Telephone
Mailing Address	•
Legal Description of Premises <u>Rezone all parcels along Wetters Road</u>	
to Fraser Road. Both North and South side of Road to a depth o	f 300'
Application is hereby made to change A. G. district or zone to or zone.	C.H. district
Present use of premises: <u>Zoned Agriculture</u>	
Proposed use of premises: Country Homes	
Present Zoning:	
Additional Information:	

- A. X Vicinity plan showing land use within 300 feet of the perimeter of the property to be re-zoned.
- B. X Scale drawings showing plan view with yard areas and elevations of the proposed structure.

The Kawkawlin Township Planning Commission will meet for the above rezoning from A.G. to C.H., February 5th, 1998 at 7:30 P.M. at the Kawkawlin Administration Building.

Signature of Applicant

BC1376,00 aciepa Inpuror Environmentes.

Jone Dyen Induction of present asked of the could be Thursd down to proposed to

Meeting ougeness give in love or the possible of a page w wich Military of

04DE9Z A 7:30 p. m.

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Minutes approved: Brold A Done P Eckelle P Ferris P Hitherenfor P Hewit A Heritiei A Eliphone Tower various appened by Bol & appeals: Property (ont) owned by tornship Miguets to recommend for improvement pupils - commence recurrentations of our preparty \$3.70 acres owned - potentie usage (Fresher Goy) Buldone une pursue au chen x present - Parks - Recretion Jundo an available motion (pack 4 1th) to table the

Si's - principo No mutury w Journey dus to the Hyper Com to men L, and the the Leigensplan next meeting com souly 7:15 noutherd motels is duny presented by Jond Muser Charain & son when

# PLANNING COMMISSION MINUTES December 4, 1997

The regular meeting of the Kawkawlin Township Planning Commission was called to order at 7:35 p. m. by Chairman Ferrio. A roll call of officers was taken with Dore, Ferrio, Hetherington and Eckerle being present. Arnold, Heritier and Hewitt and were absent.

#### Commission:

The minutes from the October meeting were accepted.

A discussion was held concerning future improvement projects and/or ideas to be sent to the Township Board for consideration next year. A potential project might be the increase of recreational usage of the Township property. Mr. Dore said that he would research the idea of a Frisbee golf game and present it at the next meeting.

Mr. Hetherington made a motion to table the sign ordinance discussion. Mrs. Eckerle seconded it and the motion carried by a voice vote.

The usage of the property around the Northland Motel is being reviewed by our attorney.

We will reorganize the commission at our next meeting in February. It was decided not to have a meeting in January due to the holiday.

A motion was made to adjourn the meeting by Mr. Ferrio and seconded by Mrs. Eckerle. Motion carried and the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Dore, Ferrio, Hetherington, and Eckerle

Members Absent: Arnold, Hewitt, and Heritier

Also Present: Ballor

To: Planning Commission Members

From: Christine Eckerle

Re: Planning Commission Meeting

The next meeting will be February 5, 1998 at 7:30 p.m.

# **Agenda for February Meeting**

- 1. Old Business
- 2. New Business

**To:** Planning Commission Members

From: Christine Eckerle

**Re:** Planning Commission Meeting

The next meeting will be March 5, 1998 at 7:30 p.m. at the Kawkawlin Township Administration Building

# **Agenda for March Meeting**

# 1. Old Business

# 2. New Business

Election of Officers Preliminary discussion of road ordinances Re-zoning of sections of Seven Mile and Schmidt Roads

Corporation, Securities and Land Development Bureau Julie Croll, Director

> 6546 Mercantile Way P.O. Box 30222 Lansing, Michigan 48909 517-334-6213

Enforcement Division 517-334-6209

Broker Dealer, Agent and Investment Adviser 517-334-6215

Securities Examination Division 517-334-6200

Property Development Division 517-334-6200

Manufactured Housing Division 517-334-6203

> Corporation Division P.O. Box 30054 Lansing, MI 48909 517-334-6327

Records Information and Certification Units 1-900-555-0031

Document Review Section 517-334-6302

> Annual Report Section 517-334-6300

Julie Croll, Director

November 4, 1997

Kathleen M. Wilbur, Director

Mr. Michael E. Arnold, Clerk Kawkawlin Township 1836 E. Parish Road Kawkawlin, MI 48631

Dear Mr. Arnold:

Enclosed is my informal analysis of the October 13 proposal you submitted.

I have used the standard format traditionally employed in our analyses of the mobile home ordinances of local governments. The heading "Acceptable" denotes those provisions which are substantively in compliance with PA 96 of 1987, as amended, and the Mobile Home Code. The heading "Unacceptable" identifies ordinance passages which contravene the Mobile Home Act, Code, or the federal (HUD) mobile home standards. The phrase "arbitrary, unreasonable, or not in the public interest" is the statutory standard for disapproving higher standards. This standard appears in Section 7(1) of PA 96 of 1987, as amended.

The code establishes specific standards governing the mobile home industry in Michigan. I review each ordinance proposal I receive to determine if it complies with the Code and Act and submit my written analysis of its provisions to the government and to the Mobile Home Commission Ordinance Review Committee when a community opts for a formal review. Should you elect to request a formal review, I cannot guarantee that the Ordinance Review Committee will accept my analysis or that the Commission will accept the Committee's recommendation. However, a government that sends written justification for its ordinance proposal has a better chance of convincing the Commission to approve its proposal than a government that does not.

Please note that the format of this ordinance may have to be amended or rearranged. The Commission requires communities to submit proposed manufactured housing ordinances in a format in which all regulations governing manufactured home parks are chaptered in one section so that a person reading that ordinance could reference all applicable provisions without having to refer to other chapters of that or other local ordinances. The Commission believes that ordinances presented in this fashion facilitate more accurate and complete reviews and reduce the possibility for communities to inadvertently amend referenced sections of ordinances also applicable to other developments without realizing the need to resubmit to the Commission those

Kawkawlin Township Informal Analysis Page two

revised sections which are also intended to apply to manufactured home parks.

If you revise this ordinance before re-submitting it to the Commission for formal review, you should also enclose written justification prepared as outlined in Rule 120, for all higher standards. This is required under Section 7(1) of Act 96, as amended. All sections of this ordinance deemed unacceptable were not supported by written justification, or were lower standards.

If you have any questions, feel free to call me.

Sincerely,

Kevin G. DeGroat

Manufactured Housing Division

(517) 334-6203

**Enclosures** 

### INFORMAL ANALYSIS KAWKAWLIN TOWNSHIP BAY COUNTY

"Act" means Act No. 96 of the Public Acts of 1987, as amended, being §125.2301 et seq. of the Michigan Compiled Laws Annotated (MCLA).

"Code" means the Mobile Home Code, being R 125.1101 et seq. and R 325.331 et seq. of the Michigan Administrative Code (MAC).

"Commission" means the Michigan Mobile Home Commission.

"Department" means the Department of Consumer and Industry Services.

"Developer" means the developer of a new mobile home park, or the owner of an existing park who is expanding the park.

MDEQ" means the Michigan Department of Environmental Quality.

The paragraphing of this analysis is keyed to the article, section, and subsection of the proposed standard. The analysis of the following provisions is based upon our evaluation of their applicability to mobile home parks under the laws and regulations we administer.

Section 3.01, Dwelling, One Family (5), p. 11, is unacceptable because it is arbitrary, unreasonable, or not in the public interest. Although building inspectors may inspect mobile homes, neither they nor the township may require that the mobile home meet local building code(s). Under federal law, mobile homes built after June 15, 1976, must meet the U.S. Department of Housing and Urban Development's Mobile Home Construction and Safety Standards (enclosed). Section 604(d) of the National Manufactured Housing Construction and Safety Standards Act of 1974 (also enclosed) provides that no local government may establish mobile home standards which are not identical to those established by HUD.

The governing roof standards are established in Section 3280.305, which supersedes local roof code specifications.

Section 3.01, Dwelling, Mobile Home, p. 13, is unacceptable. Section 2(g) of PA 96 of 1987, as amended, defines a mobile home as follows:

"Mobile home" means a structure, transportable in 1 or more sections, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure.

To be consistent with the statute, the township should adopt this definition.

Informal Anlaysis Kawkawlin Township Page Two

Section 3.01 Dwelling, Mobile Home Lot, is acceptable.

Section 3.01, Dwelling, Mobile Home Park, is unacceptable, because it is a lower standard. Section 2(I) of PA 96 of 1987, as amended, defines a mobile home park as: A parcel or tract of land under the control of a person upon which 3 or more mobile homes are located on a continual nonrecreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefore, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incident to the occupancy of a mobile home.

Adoption of this standard is recommended.

Section 6.03, p.18. The enclosed State Supreme Court decision may be relevant to the validity of this position. However, the Commission takes no position on its sufficiency, pursuant to PA 96 of 1987, as amended. Section 7(6) of PA of 1987 of 96, as amended deems exclusionary special use zoning requirements which apply only to or exclude manufactured homes.

Sections 10.01 and 10.02, p. 20, are acceptable.

Sections 10.03 and 10.04. See the analyses of Articles 16 and 20, respectfully, for details.

Section 16.02, first paragraph, p. 25, is unacceptable. Act 243 was repealed and replaced by the Mobile Home Commission Act (1987 PA 96, as amended). Also, see the analysis of Article 20.

Section 16.02(a)(1) is unacceptable. See the analysis of 6.03. Moreover, the clause "authorized mobile home sales dealership" warrants clarification of the authorization source.

Section 16.02(a)(2), p. 26, is acceptable, except for the clause referencing the National Underwriters and the American Standards Association. What are these standards?

Section 16.02(b). The Commission does not govern zoning designations and locations.

Section 16.02(c) is unacceptable. Under Section 16 of the Act, a developer must, after also securing MDEQ approval, obtain a Department of Consumer and Industry Services-issued license before operating a manufactured home park. Local certificates of occupancy may be required for individual home installations, but not for the park entity.

Sections 16.02(d) - (h) is unacceptable because it extends beyond the parameters established under Section 17(2) and 36 of the Act.

Informal Analysis
Kawkawlin Township
Page Three

Mobile home park inspections conducted by local governments must be limited to matters in which there is reasonable cause to believe that the Mobile Home Commission Act or Code has been violated. Sections 17(2) and 36 of the Act read as follows:

Section 17(2). Except for purposes of issuing a license or renewing a license pursuant to this act, a local government may not make an inspection unless it has reason to believe that this act, the code, or rules promulgated pursuant to this act were violated.

Section 36. (1) The department, a prosecuting attorney, or a law enforcement officer of a municipality may:

- (a) Make public or private investigations within or without this state he considers necessary to determine if a person violated or is about to violate this act or a rule promulgated or order issued under this act. The department may inspect any premises licensed under this at for violation of this act. The department may inspect any premises licensed under this act for violation of this act, the code, or rules promulgated pursuant to this act.
- (b) Require a licensee to file a written statement in response to a complaint of an alleged violation of this act or the rules promulgated under this act received by a local government and forwarded to the licensee. The statement shall state the facts and circumstances concerning the matter raised in the complaint. If the licensee does not make the required statement within 15 days after the licensee receives the letter requiring the written statement, the department, upon its own action or upon petition by the prosecuting attorney or law enforcement officer of the municipality issuing the letter, may issue an order directing a response by the licensee.
- (2) A prosecuting attorney or law enforcement officer of a municipality shall present any evidence of an alleged violation of this act or rule promulgated under this act to the department. The department may refer the evidence as is available concerning violations of this act to the attorney general or the proper prosecuting attorney who, with or without a reference, may institute appropriate criminal proceedings under this act.
- (3) Before, or simultaneous with, the commencement of a criminal proceeding or a proceeding with which injunctive relief is sought by the local government, that local government shall serve copies of all pleadings in the matter upon the department.
- (4) The department shall render assistance to a local government or state agency. The department may use all investigative powers conferred upon it to assist a local government.

Informal Analysis Kawkawlin Township Page Four

Section 16.02(I) is unacceptable. See the analysis of Sections 16.02(d) - (h) and Rules 905 - 918 and 950 for details.

Section 16.02(j)(1) is unacceptable in application to mobile home parks. The Commission considers a 20-acre minimum to be unreasonable, economically, to park developers; however, it has approved a 15-acre minimum, excluding park parcels proposed for expansion. Also, see Rule 818(1) for the governing lot occupancy standard.

Sections 16.02(j)(2) and (j)(3) are unacceptable. Since Rule 920(1)(b) merely requires access to a public thoroughfare, written justification is necessary for this higher standard (Rule 120). Moreover, the 12-foot road width minimum is a lower standard. Rules 920(1)(I) through 920(1)(vi) of the Mobile Home Commission Rules establish the following standards for mobile home park internal roads:

Two-way streets within a mobile home park shall have a minimum width of 21 feet where no parallel parking is permitted, 31 feet where parallel parking is permitted along one side of the street, and 41 feet where parallel parking is permitted along both sides of the street. The minimum width of a one-way street shall be 13 feet where no parallel parking is permitted, 23 feet where parallel parking is permitted along one side and 33 feet where parallel parking is permitted along both sides.

Section 16.02(j)(4), p.27, is unacceptable, because it is arbitrary, unreasonable, or not in the public interest. The problem with this provision is that it is too general. The controlling standards are contained in Parts 2-4 of the MDEQ Mobile Home Park Standards. It is suggested that the township adopt these standards, since the MDEQ has final approval over the sewage, drainage and water supply systems to be constructed in a mobile home park.

Other unacceptable provisions of this section include:

<u>Electric</u> is unacceptable because it is arbitrary, unreasonable, or not in the public interest. Absent written justification, Rules 932 and 933 comprise the governing standards for electrical systems in mobile home parks.

<u>Fuel and gas</u> is unacceptable because it is arbitrary, unreasonable, or not in the public interest. Rules 934-940 establish the governing standards for mobile home park heating systems. These standards are far more specific and comprehensive than those proposed. Adoption of these standards is recommended.

<u>Garbage/trash</u> is unacceptable because it is a lower standard than Part 5 of the MDEQ Mobile Home Park Standards, which comprise the governing criteria for garbage and rubbish disposal in mobile home parks.

Informal Analysis
Kawkawlin Township
Page Five

Street and yard lights is unacceptable. Rule 929 establishes the governing requirements for mobile home park illumination, requirements which are more specific and comprehensive than those the township proposes. Moreover, Rule 929 does not mandate sidewalk lights, the provision of which is optional to the park developer, pursuant to Rule 947.

Plumbing/public sewage is unacceptable. The Commission believes that parks should have to hook into public sewer systems only if they are available where the parks are located. This subsection is arbitrary, unreasonable, or not in the public interest, pursuant to Section 7(1) of 1987 P.A. 96, as amended (the Mobile Home Commission Act), and exclusionary to parks, under Section 7(3) of the Act, because it enables the township to bar or restrict the development of parks on prospective sites by using its discretionary power to not develop public sewage systems as a means for controlling park development. Moreover, Part 3 of the MDEQ's Mobile Home Park Rules does not require parks to connect to public sewers and provides specifications for alternative sewage collection and disposal systems.

As an alternative, however, the Commission has, in past reviews, approved provisions requiring parks to connect to public sewer systems if amended with the clause "if available." For example:

"Public sewer systems shall be required in mobile home parks, if available within 200 feet at the time or preliminary plan approval. If a public sewer system is unavailable, the park shall connect to a state-approved sewage system."

Section 16.02(j)(5), first paragraph is acceptable.

Section 16.02(j)(5), second paragraph, is unacceptable in part, because it is arbitrary, unreasonable, or not in the public interest. Skirting must meet the specifications of Rule 604. These standards are more specific and comprehensive than those cited in this section.

Section 16.02(i)(5), canopies and awnings, is acceptable.

Section 16.02(j)(6) is unacceptable because it is arbitrary, unreasonable, or not in the public interest. The method of installing a mobile home may vary in accordance with the geological consistency of the site soil, and the mobile home manufacturer's specifications. At minimum, the installation of a mobile home must comply with standards established in Rule 602.

Apron and slab requirements may be unreasonable because soil conditions may not accommodate a lasting installation. Possible problems may include damage to the home due to ground heave. Consequently it is not always a wise idea to require aprons or slabs.

Section 16.02(j)(7) is unacceptable because it is arbitrary, unreasonable, or not in the public interest, per Section 7(1) of the Act.

Informal Analysis Kawkawlin Township Page Six

The Commission has approved the following alternatives:

One tree shall be planted on every other manufactured home site.

Section 16.02(j)(8) is unacceptable because it is arbitrary, unreasonable or not in the public interest. When considering the approval of a higher screening standard, the Commission looks critically at whether the standard requires the developer to screen against later-arriving uses. The Commission, in the past, has deemed it inequitable and unreasonable for local governments to require park developers to establish greenbelts to demarcate undeveloped property and has traditionally approved only a "last-comer-provides-screen" policy.

However, the Commission may not be opposed to the buffer requirement, per se, and has supported the following alternative:

Mobile home parks shall be landscaped as follows:

- a. If a mobile home park abuts an existing residential development, the park shall be required to provide screening along the park boundary abutting the residential development.
- b. If the park abuts a non-residential development, the park need not provide screening.
- c. In all cases, however, a park shall provide screening along the park boundary abutting a public right-of-way.

The landscaping shall consist of evergreen trees or shrubs of minimum three feet in height which are spaced so they provide a continuous screen at maturity. Alternative screening devices may be utilized if they conceal the mobile home park as effectively as the required landscaping described above.

Sections 16.02(j)(9) - (j)(11) are unacceptable because they are arbitrary, unreasonable, or not in the public interest. Under Rule 947, specifically-designated recreational areas are optional. Developers do not have to build these areas in their mobile home parks. However, Rule 946 requires that mobile home parks have open space areas, areas which the township may require developers to show on their preliminary plans. If a developer elects to provide a recreational area, the township may require that the developer show this area on his or her preliminary plan. See Rule 946 for details concerning open space areas.

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Kawkawlin Township
Page Seven

Section 16.02(j)(12) is unacceptable in part, because it is arbitrary, unreasonable, or not in the pubic interest. The Code does not require that mobile home park developers provide concrete pads and patios. The Commission considers concrete pads and patios to be optional improvements which a developer may or may not install, pursuant to Rule 947. The township may require anchoring which satisfies the requirements of Rules 605-608.

Section 16.02(k) is unacceptable. The Commission would need to review and approve park fees which are subject to Sections 4, 5, 7 and 9 of the Act.

Article 16.03 is unacceptable, as referenced in Section 10.03 (p. 28). We are not clear on which provisions you propose to apply to manufactured home parks. Please explain.

Article 17, p. 28, is unacceptable. Am I correct in believing that this Article is replaced by the version on pp. 55-56? Please clarify.

Article 18, p. 30; 18.02(ee), p. 32, (two parking spaces per site) is acceptable. The remainder of Article 18 is not, without justification, since Rule 925 and 926 establish the governing parking standards for manufactured home parks.

Sections 20.00 and 20.01, pp. 37-38, are unacceptable, but for the 600 square foot floor area.

Under Rules 941 and 944, about 3,060 square feet will accommodate a 14' X 70' mobile home and meet the spacing requirements. Note that this is a state-wide standard. The Commission recognizes that some areas of the state may justifiably desire a larger mobile home site size because of the nature of the community. Therefore, the Commission would consider a site requirement essentially worded as follows, providing the township adequately justifies the need:

"The mobile home park shall be developed with sites averaging 5,500 square feet per mobile home unit. This 5,500 square feet for any one site may be reduced by 20 percent provided that the individual site shall be equal to at least 4,400 square feet. For each square foot of land gained through the reduction of a site below 5,500 square feet, at least an equal amount of land shall be dedicated as open space. This open space shall be in addition to that required under R125.1946, Rule 946 and R125.1941 and R125.1944, Rules 941 and 944 of the Michigan Administrative Code."

It is believed that the above site size is equitable in that it accommodates 6 to 7 mobile homes per gross acre and provides an adequate amount of yard space for each site. For example, a contemporary "double-wide" mobile home of 28 feet by 70 feet, if placed in the center of the site, would have front and rear yards of 15 feet, and side yards of 13-1/2 feet measured from the site line. In addition, adequate open space is provided, since larger site sizes provide for more individual yard space. The 45-foot width standard proposed by the township is a far higher

Informal Analysis Kawkawlin Township Page Eight

standard which, without more specific and compelling justification, is, in staff's view, unlikely to be ratified by the Commission, pursuant to Section 7(1) of PA 96 of 1987, as amended. See Rule 120 for details about preparing written justification.

Moreover, the specific minimum yard subsection is unacceptable because it is arbitrary, unreasonable, or not in the public interest. Specific minimum yard widths, percentages, front, side, and rear setbacks for sites have not been accepted by the Commission because the Commission wishes to give the developer as much design flexibility as possible. Rules 941 and 944 establish the controlling distance and setback requirements for mobile homes in mobile home parks.

Finally, the Commission has approved a 25-foot maximum height standard, but has considered lesser heights to be unreasonable (pursuant to Section 7 of the Act), given the availability of contemporary mobile homes which exceed the lower height limitation of this ordinance.

Yet, the 50-foot R.O.W. setback and 20-foot park boundary setback provisions in "j" may be acceptable if justified to the Commission per Rule 120.

Sections 21.12 and 21.13, pp. 39-40, is unacceptable, as written. Does this apply only to manufactured homes on private property? If so, see the analysis of 6.03. If it also applies to parks, it would be unacceptable as written, pending further justification of both the need and the specific criteria for evaluation.

Section 24.01, second sentence, p. 43, is unacceptable in application to manufactured home parks. This clause is unacceptable because it is too vague and encompassing.

It is unlikely that the Commission would approve this open-ended provision which, if sanctioned, would appear to give the township carte blanche authority to apply to mobile home parks other ordinances yet unknown to the Commission. Since Section 7(1) of PA 96 of 1987, as amended, requires that local governments submit to the Commission higher standards governing mobile home parks, we cannot recommend that the Commission approve a clause which could give blanket approval to unreviewed higher standards.

Moreover, unless specifically approved per Section 7 of the Act, higher standards are unenforceable and do not supersede those of the Act and Code.

Sections 2.2(f), (g) and (r), pp. 48-49, are unacceptable. The definitions of a manufactured home park conflict with Section 2(I) of the Act (3 or more homes). The definition of an expansion should be referenced to the governing, more specific standards of Rules 950, 817 and 818.

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Kawkawlin Township
Page Nine

Article VII, pp. 50-51 (flood regulations). Mobile homes in mobile home parks are subject to the flood zone regulations referenced in Rules 602(7) and 602(8). These provisions, as detailed more fully in the enclosed attachment (Pt. 59, Subpart A of the National Flood Insurance Program General Provisions), are acceptable.

Appendix A, p. 70, is unacceptable. Please explain what this table requires for manufactured homes in manufactured home parks.

Ordinances No. 17, pp. 55-56; 37, pp. 76-78; and 55, pp. 88-91, are unacceptable. Like the previously analyzed portions of "Appendix A," p. 70, and particularly Sections 21.12, 21.13, 16.03, and Article 17, these provisions appear convoluted and redundant, appearing at random throughout a seemingly unrelated assortment of provisions whose applicability to manufactured homes is uncertain. The Commission will not attempt to fathom which apply and don't apply, but will likely deny them unless they are clarified, consolidated in sequential order (perhaps in one chapter), and edited for repetition. As written, staff cannot determine which provisions are final, applicable amendments.

IXWAATXU TI TITU . . . .

# APPLICATION FOR Special reserve PERMIT

Date: 2-23-98
Name of Applicant: 1 AWIEL & SAUDRA BURGER Tel. 517 686-3941
Malling Address: 611 S. ALPST. BAY City Mi. 48706
Name of Owner DANIEZ & SANDAR BURGER
Mailing Address: 611 S. ALD ST. BAY City Mr. 48706
Legal Description of Premises: 600' x 450' (6.2 Acres) Lot, North Side
Schnist Rd between 7ª Puile NOW ZONED COUNTRY
Hones. Property ID # 09-080-019-200-020-00
Proposed Use of Land for Which's PEZIAL Permit is Requested: FOR POND FOR
PAISING Fish MAINING Property to & for fill
Present Zonlng: CH
Additional information which need not accompany this application but must be in the possession of the Zoning Board forty-eight (48) hours prior to the public hearing:
1. Vicinity plan showing land use within 300 feet of the perimeter of the property to be rezoned.
2. Site plan, plot plan, or development plan, drawn to a readable scale, of the total property involved showing the location of all abutting streets, the location of all existing and proposed structures, the types of

Signature of Applicant

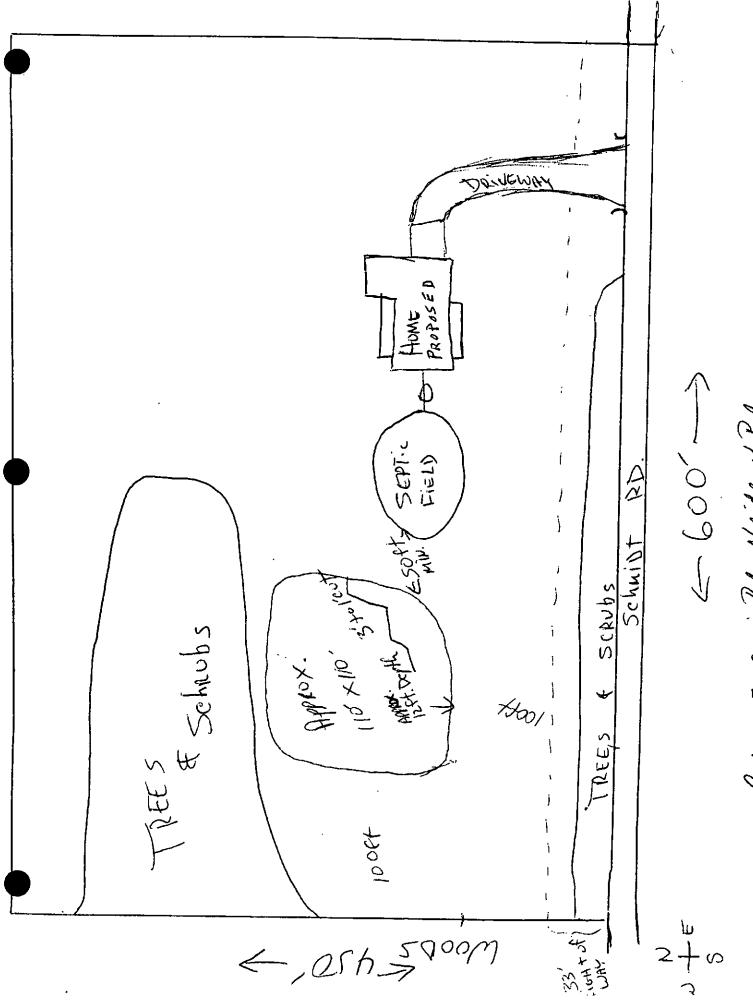
4. A statement with supporting evidence regarding the required finding specified in Section of the Zoning

The Kawkawlin Township Planning Commission will meet for the above special Use Permit April 2nd, 7:30 P.M., 1998, in the Administration Building.

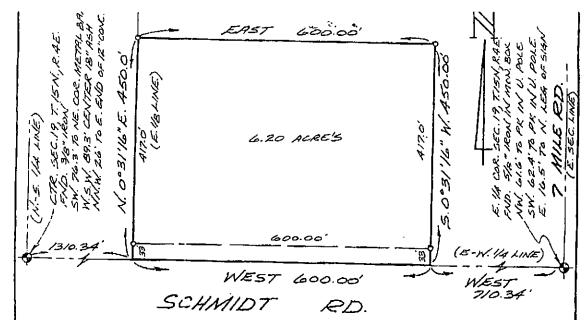
3. Preliminary plans and specifications of the proposed development and for all construction.

buildings and their uses.

Code.



Between 7 + 8 mi Rd Naide of Rd



#### PROPERTY SURVEY FOR:

Eleanora Johnson 3288 Canterberry Bay City, Michigan 487(16

#### REQUESTED BY:

Raintres Realty, Inc. 704 South Euclid Avenue Bay City, Michigan 48706 Attention: Mr. Jerry Cosens

#### SURVEY DESCRIPTION:

A parcel of land in the Southeast 1/4 of the Northeast 1/4 of Section 19, Town 15 North, Range 4 East, Kawkawlin Township, Bay County, Michigan, described as follows:

Commencing at the East 1/4 Corner of Section 19, Town 15 North, Range 4 East; thence West 710.34 feet along the East-West 1/4 line to the Point of Beginning; thence continuing West 600.00 feet along the East-West 1/4 line to the East 1/8 line; thence North 0°31'16" East 450.00 feet along the East 1/8 line; thence East 600,00 feet parallel with the East-West 1/4 line; thence South 0°31'16" West 4.50.00 feet parallel with the East 1/8 line to the Point of Beginning.

Subject to the right of way for Schmidt Road along the South side thereof. Also, subject to easements, rights of way, and restrictions, if any, of record. Containing 6.20 acres of land, more

Note: The above description is referenced to the South line of the Northeast 1/4 of Section 19, Town 15 North, Range 4 East being East and West according to the survey recorded in Liber 1151, page 651,

P-Plat O-Set Tran M-Measured Found Iron D-Description O-PK Nail

R-Record Q-Monument C.M.-City Map x--x--x Existing Fence

This survey was made from the legal description of the parcel furnished to us. Both map and description should be compared with the Abstract or Title or Title Policy for any exceptions, ease nents or differences in description.

I hereby certify that this survey and descriptions shown hereon complies with the requirements of Public Act 132 of 1970 as amended. That the ratio of closure on the boundary of said survey exceeds 1' in 5000' and is within the acceptable limits of the surveying profession. There are no encroachments on said survey.

Llová D. McGinnis, P.S. #18999





Wade-Trim, Inc.

P.O. Box 580 Bay City, Michigan 4:-707

1501 West Thomas Tele. (517) 686-3100 Telecopier (\$17) 686-4329

Scale 1"=150'

Date 10-20-97 Job # ELS 2063.33

Book # 34- E Page # 26 #

Surveyed L.F.C. Checked LDM

Drawn W.D. W.

Sheet /

## PLANNING COMMISSION MINUTES March 5, 1998

The regular meeting of the Kawkawlin Township Planning Commission was called to order at 7:30 p. m. by Vice-Chairman Hetherington . A roll call of officers was taken with Dore, LeFevre, and Eckerle being present. Arnold and Heritier were absent.

#### Open Forum:

A public meeting was held to discuss the rezoning of a portion of 7 Mile and Schmidt Roads from AG to Country Homes. The people in attendance voiced concerns on whether their taxes would change.

#### Commission:

A motion was made by Mr. Dore and seconded by Mr. LeFevre to recommend to the Township Board to approve the rezoning of both East & West Side of 7 Mile Road from Beaver Road to River Road to a depth of 300' feet on both sides of Road and both sides N. & S. of Schmidt Road from 7 Mile to 8 Mile to a dept of 300' from Ag to Country Homes. The motion carried by voice vote. The reason given was that it was for the future improvement of the Township. The water line is either already there or it soon will be.

The Road Ordinance discussion was tabled as the Commission felt that they needed information from the attorney.

Election of officers was held. Bill Dore was elected Chairman and Jack Hetherington was elected Vice-Chairman.

A motion was made by Mrs. Eckerle and seconded by Mr. LeFevre to adjourn the meeting. The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Hetherington, LeFevre, Dore, and Eckerle

Members Absent: Arnold, and Heritier

Also Present: Ballor and various citizens

# TOWNSHIP OF KAWKAWLIN BAY COUNTY, MICHIGAN

APPLICATION FOR RE-ZONING

Date: January 8, 1998	
Name of Applicant Kawkawlin Township Board	Telephone <u>(517)_686_8710</u>
Mailing Address 1836 E. Parish Rd., KawkaWLIN, Michig	gan 48631
Name of Owner	Telephone
Mailing Address Same as above	
Legal Description of Premises Rezone both East & West side	of 7 mile Road from Beaver Road to
River Road to a depth of 300' feet on both sides of R	oad from AG to Country Homes.
Rezone both sides N. & S. of Schmidt Road from 7 Mi.	to 8 MI. to a dept of 300' from AG
Application is hereby made to change A G distribution or zone.	ict or zone to <u>C H</u> district
Present use of premises:Now zoned A.G.	
Proposed use of premises: Country Homes	
Present Zoning: A.G.	
Additional Information:	

- A. X Vicinity plan showing land use within 300 feet of the perimeter of the property to be re-zoned.
- B. X Scale drawings showing plan view with yard areas and elevations of the proposed structure.

The Kawkawlin Township Planning Commission will meet for the above rezoning from A.G. to C.H. March 5th, 1998, 7:30 P.M. at the Kawkawlin Administration Building,

Signature of Applicant

RUSH STATIONERS

# TOWNSHIP OF KAWKAWLIN BAY COUNTY, MICHIGAN

#### APPLICATION FOR RE-ZONING

Telephone <u>(517) 686 8710</u>
48631
Telephone
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I. to a dept of 300' from AG
ne to <u>C H</u> distric
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· .

B. X Scale drawings showing plan view with yard areas and elevations of the proposed structure.

The Kawkawlin Township Planning Commission will meet for the above rezoning from A.G. to C.H. March 5th, 1998, 7:30 P.M. at the Kawkawlin Administration Building.

Signature of Applicant

RUBH STATIONERS

To:

**Planning Commission Members** 

From:

Christine Eckerle

Re:

**Planning Commission Meeting** 

The next meeting will be April 2, 1998 at 7:30 p.m. at the Kawkawlin Township Administration Building

# Agenda for April Meeting

1. Old Business

2. New Business

Special use permit for Property ID# 09-080-019-200-020-00

# PLANNING COMMISSION MINUTES FOR: APRIL 2, 1998 MEETING

# **REGULAR MONTHLY MEETING:**

7:30 PM .....Meeting called to order by Chairman Dore PLEDGE OF ALLEGIANCE

ROLL CALL OF OFFICERS:

	William Dore	(Chairman) present
n's	Christine Eckerle	absent
	Richard LeFevre	absent
	Robert Heriter	absent
	Jack Hetherington	n (V-Chairman).present
	Elgin Nichols	present
	Michael Arnold	(board rep.) present

**OTHERS IN ATTENDANCE: Leonard Ballor** 

Jerry Spencer, Mr Burger, Barb Piotrowski, Dick Piotrowski, Mel Kruse

**OPEN FORUM: (PUBLIC MEETING)** 

1ST. ORDER OF BUSINESS:
......APPLICATION FOR SPECIAL USE PERMIT.....

2-23-98 submitted by ... Daniel & Sandra Burger 611 S Alp St. Bay City, MI 48706

REQUEST: Pond.. Use soil from pond for fill & to drain property. pond would be used for raising fish (non-commercial).

PROPERTY LOCATION: 6 acre lot, north side of Schmidt rd between

7 & 8 mile. (now zoned country homes)

property ID #.... 09-080-019-200-020-00

Chairman Dore asked about the boundary lines. The pond would be about 100 feet from any boundary. Discussion pursued by Mr. Ballor and commissioner Nichols about Mr. Burgers' Liability and safety. Mr. Burger said he knew of the safety concerns but is accepting full responsibility and liability. It was pointed out by commissioner Arnold and Chairman Dore that other properties similar to Mr. Burgers' were allowed to have ponds in Kawkawlin township. (continued)

# 2 OF 2 PLANNING COMMISSION MEETING (CONTINUED) APRIL 2, 1998

A concern about water run-off and elevation to a shallow road ditch was discussed by the audience and commissioner Hetherington.

#### **COMMISSION:**

A motion was made by Commissioner Hetherington as follows:

"open drain or trench will be excavated from the bank of the pond to the ditch. It is not to exceed the original ground level"

Seconded by : Commissioner Mike Arnold

Approved: Dore, Nichols, Hetherington, Arnold

Motion approved because: 1. Precident is established because like

situations were approved and there is no clear cut ruling concerning ponds.

2. Although drainage was a problem the applicant agreed to the commissions request (as stated in the motion)

#### MOTION

Motion was made by Commissioner Arnold and seconded by Commissioner Hetherington that we adjourn the meeting.

Meeting adjourned at 8:40 PM.

Respectfully submitted,

Elgin 1. Michols, acting secretary

Kawkawlin Township Planning Commission

To:

**Planning Commission Members** 

From:

Christine Eckerle

Re:

**Planning Commission Meeting** 

The next meeting will be May 7, 1998 at 7:30 p.m. at the Kawkawlin Township Administration Building

# Agenda for May Meeting

- 1. Old Business
- 2. New Business

Ordinances:

- **❖** Ponds
- ❖ Private Roads
- **❖** Signs
- \* yard Clear -up

This is a tentative agenda. If you have anything to put on the agenda please call me. 684-2058

#### PLANNING COMMISSION MINUTES May 7, 1998

Vice-Chairman Hetherington called the regular meeting of the Kawkawlin Township Planning Commission to order at 7:30 p. m. . A roll call of officers was taken with Arnold, Eckerle, Hetherington, LeFevre, and Nichols being present. Dore and Heritier were absent.

#### Commission:

A motion was made by Mr. Arnold and seconded by Mr. LeFevre to approve the minutes from the April meeting.

Restrictions on ponds were discussed. Other townships have them but Kawkawlin Township doesn't seem to have any. We need to amend our ordinances to include such items as a 5-acre requirement, fencing and warning signs. Mr. Arnold made a motion to ask our Township attorney to draft a pond ordinance. Mr. LeFevre seconded it and it was approved.

The private road ordinance was given to the Planning Commission members so that they could review it and be ready to discuss it at the June meeting. Mr. Hetherington will look into the potential for a grant for cul-de-sac turn around.

The need for a control over temporary signs was discussed. Mr. Bock has been requested to look at such items as the proper height and size and how long a sign can be left in place.

Enforcement of current ordinances was discussed. Notices need to be sent to people in violation of the ordinances so that they can comply. This will uphold the property values of our township. A motion was made by Mr. Arnold and seconded by Mr. Nichols to recommend to the Township Board that the ordinances must be enforced. The motion carried.

A motion was made by Mr. Arnold and seconded by Mr. Nichols to adjourn the meeting. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

hustini Ekule

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Arnold, Hetherington, LeFevre, Nichols, and Eckerle

Members Absent: Dore and Heritier

To: Planning Commission Members

From: Christine Eckerle

**Re:** Planning Commission Meeting

The next meeting will be June 4, 1998 at 7:30 p.m. at the Kawkawlin Township Administration Building

# Agenda for June Meeting

## 1. Old Business

# 2. New Business

• Private Road Ordinance

This is a tentative agenda. If you have anything to put on the agenda, please call me at 686-9442 (wk) or 684-2058 (hm).

15.

ORD	INA	NCE	NO.	

AN ORDINANCE TO AMEND SECTION 3.01 DEFINITIONS, OF ARTICLE 3.00, OF THE TOWNSHIP ZONING ORDINANCE, TO ADD THE FOLLOWING:

#### **DEFINITIONS**

#### 3.01 Definitions:

**Private Streets:** A privately owned and maintained permanent unobstructed easement which provides direct access to more than one legally described parcel and for which a permit has been issued in accordance with Article 5.00 General Provisions Section 5.17.

This Ordinance shall be published in a newspaper circulated within Bay County, Michigan.

This Ordinance shall become effective upon publication.

Enacted on	Township of Kawkawlin
	Ву:
	By:
Date of first reading:	;
Date of second reading:	

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE TOWNSHIP OF KAWKAWLIN BY ADDING A NEW SECTION, WHICH NEW SECTION IS DESIGNATED AS SECTION 5.17, ESTABLISHING INGRESS AND EGRESS PROVISIONS: RESIDENTIAL DISTRICTS, OF ARTICLE 5.00 GENERAL PROVISIONS.

# ARTICLE 5.00 General Provisions

#### Section 5.17 Ingress and Egress Provisions: Residential Districts

- A. Residential: All residential driveway openings onto a public street shall be constructed to Bay County Road Commission standards. Copies of permits issued by the Road Commission shall be provided to the Building-Inspector prior to issuance of building permit.
- B. Nonresidential: All driveway openings for nonresidential uses permitted in the Residential Districts shall be reviewed and approved by the Planning Commission as part of site plan approval or the provision contained in applicable sections of the Township Zoning Ordinance detailing special exceptions.
- C. Private Streets: Private streets, as defined in Article 3.00, Section 3.01 Definitions, are permitted as a special-use in all zoned districts, provided the following conditions and criteria are met:
  - (1) A preliminary-street plan, prepared by a registered-professional-engineer, must be submitted to and approved by the Planning Commission. The plan shall be at a scale of no less than one (1) inch one hundred (100) feet and shall clearly indicate the location of the private street, the length of the private street, and all parcels that will be served by the private street. The plan shall also indicate any other facilities that will be located within the street right-of-way such as, but not limited to, storm drainage, sanitary sewers, water mains, natural gas lines, and underground electric and telephone lines.
  - Proposed deed restrictions and/or deed conveyances must be submitted to and approved by the Planning Commission.
    - (a) How permanent access for pedestrian and vehicular traffic will be assured for each parcel.
    - (b) The Township of Kawkawlin has a right to construct public or semipublic utility systems within the private street right-of-way.

(c) The Township of Kawkawlin and/or the Bay County Road Commission will not be responsible for maintaining, snowplowing, or for improving the private street, or for constructing public or semi-public utility systems serving the street and that a methodology for assessing and collecting the costs of such maintenance and or improvements to the parcels and lots served by the private street be submitted to and approved by the Planning Commission.

In the event there are lots which abut the proposed private road which are not owned by the applicant and in the further event any of these owners are unwilling to agree to the requirements of Section 5.17 C(2)(c) and Section 5.17C(2)(d), the Planning Commission may waive such compliance provided that the costs under Section 5.17C(2)(c) attributable to these lots are satisfactorily provided for in the methodology and the waiver approved by the Township Board, and ownership of the entire road is satisfactorily provided for.

- (d) All lots served by the private street will own to the centerline of the proposed private street right-of-way. Further, the parcel of property subject to the private street right-of-way may not be conveyed separate and apart from the individual lots serviced by the private street unless the private street right-of-way is dedicated to a public entity and made a public street. The deed restriction will also reserve the right to convey the private street right-of-way to a public entity and will show the methodology for effectuating this conveyance. (For example, but not by way of limitation, the private street may be dedicated to a public entity upon presentation of a petition signed by a majority of the owners of those lots serviced by the private street.)
- (3) The Planning Commission will review the particular circumstances and facts applicable to each proposed private street in terms of general standards contained in paragraph C of this Section and the following standards and requirements and will make a determination as to whether the proposed street to be developed on the subject parcel meets the following standards and requirements:
  - (a) It must be consistent with and in accordance with the general objectives, intent, and purposes of this Zoning Ordinance.
  - (b) It must be designed, constructed, operated, maintained, and managed so as to be compatible with existing adjacent land uses and appropriate in appearance with the existing or intended character of the general vicinity.
  - (c) It must be served adequately by essential public facilities and services, including but not limited to highways, streets, police and fire

protection, drainage structures, municipal sanitary sewer and water, refuse disposal, or that parties or agencies responsible for the establishment of the proposed use will be able to economically provide any such service, together with sufficient deed restrictions and or easements to accomplish the purpose.

- (d) It must be consistent in assuring that the general public health, safety, and welfare will not be infringed upon.
- (e) It must be in complete compliance with all general and specific standards and conditions imposed pursuant to this Zoning Ordinance, other applicable local ordinances, and other applicable state and federal requirements.
- If a Special Use Permit is issued, a construction permit will be issued within (4) (1) one year of the date of the issuance of the special use permit unless an extension is granted by the Planning Commission. Within one (1) year from the original date of issuance of a special use permit, the applicant may petition the Planning Commission for a one (1) year extension. After review by the Planning Commission, the Planning Commission may, within its sole discretion, grant an extension of time within which to obtain a construction permit, provided there is no change made to the proposed plan. If an additional extension is sought and requested within the first one (1) year extension, the Planning Commission may similarly review and approve, within its sole sound discretion, an additional one (1) year extension. In no event will more than two (2) extensions be granted by the Planning Commission without a new Special Use Permit being obtained. Failure of the applicant to obtain a construction permit within one (1) year of the date of approval of the Special Use Permit or any extensions provided herein will result in a revocation of the grant of the Special Use Permit.
- (5) If a special use permit is issued, and prior to the start of construction, engineering construction plans sealed by a registered professional engineer will be submitted to the Planning Commission for approval. If the Planning Commission determines that the plans are in accordance with the following private street standards, a construction permit may be issued by the Building Inspector.
  - (a) A minimum right-of-way of sixty-six (66) feet.
  - (b) A maximum length to the radius point of any turn around of nine hundred (900) feet.
  - (c) A minimum street grade of three-tenths (.3) of a percent and a maximum street grade of five (5) percent.

- (d) Horizontal curves will have a centerline radius of not less than two hundred fifty (250) feet.
- (e) A vertical street alignment which provides for a minimum of thirty (30) miles per hour and a stopping sight distance of at least two hundred (200) feet.
- (f) Utility plan showing electricity, gas, water, sewer, telephone, cablevision, street lighting, drainage, and fire hydrants. Further, all proposed traffic control devices will be shown and a statement made whether the applicant requests the traffic control devices be approved by the township traffic control engineer for enforcement purposes.
- (g) Provide that the street will be cleared and graded for the entire width of the roadway cross-section.
- (h) The street cross-section and turn-around will conform to the drawing attached as Exhibit 1 or the minimum County Road Commission construction standards, or modifications thereof, which are approved by the Planning Commission.
- (i) Drainage structures (such as culverts) will be provided to insure flow through any traversed drainage course as well as at driveways. End sections and or grouted bag (rip rap) head walls will be constructed at the ends of all culverts. Drainage marker posts will be placed at the ends of all culvert forty-eight (48) inches in diameter or less. The minimum diameter of a driveway culvert will be twelve (12) inches.
- (j) If any county drain is traversed, plans will be approved by the Bay County Drain Commissioner before construction.
- (k) The minimum road swale grade will be two (2) percent.
- (I) Four (4) inches of topsoil with seed, fertilizer, and mulch, with Michigan Department of Transportation roadside mixture, will be applied to all disturbed areas. Ditches will be sodded for grades greater than two and one-half (2½) percent or where the velocities in the ditch exceed three (3) feet per second.
- (m) Railroad crossings will have approval from the Michigan Public Service Commission for new crossings. Advance warning signs and crossbuck signs are required.
- (n) All materials and construction methods will be in accordance with the latest edition of the Michigan Department of Transportation Standard Specifications for Construction.

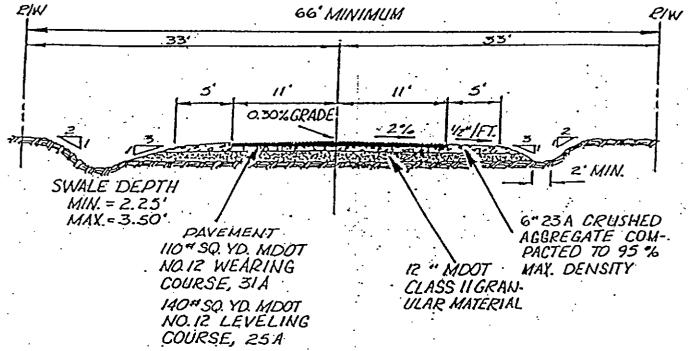
(o) Public sanitary sewer and water will be connected to all lots serviced by the private street where they are available.

This Ordinance shall be published in a newspaper circulated within Bay County, Michigan.

This Ordinance shall become effective upon publication.

Enacted on	Township of Kawkawlin	
	Ву:	
	Ву:	
Date of first reading:		
Date of second reading:		

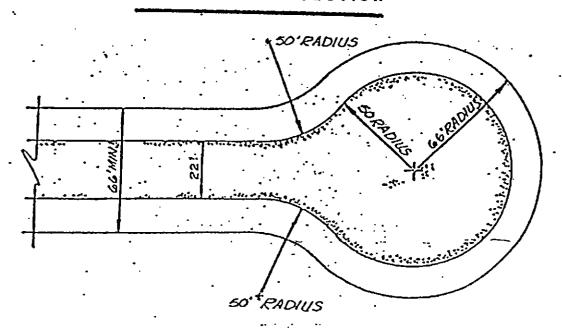
#### PRIVATE STREET STANDARDS



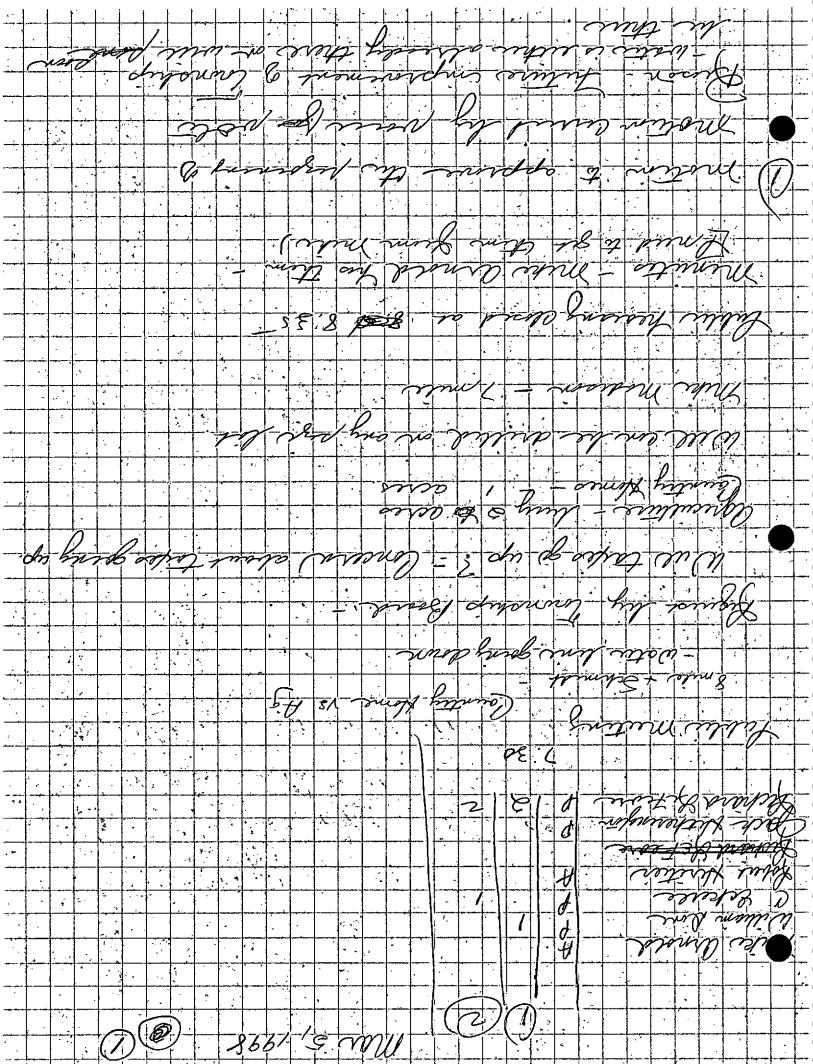
#### NOTES:

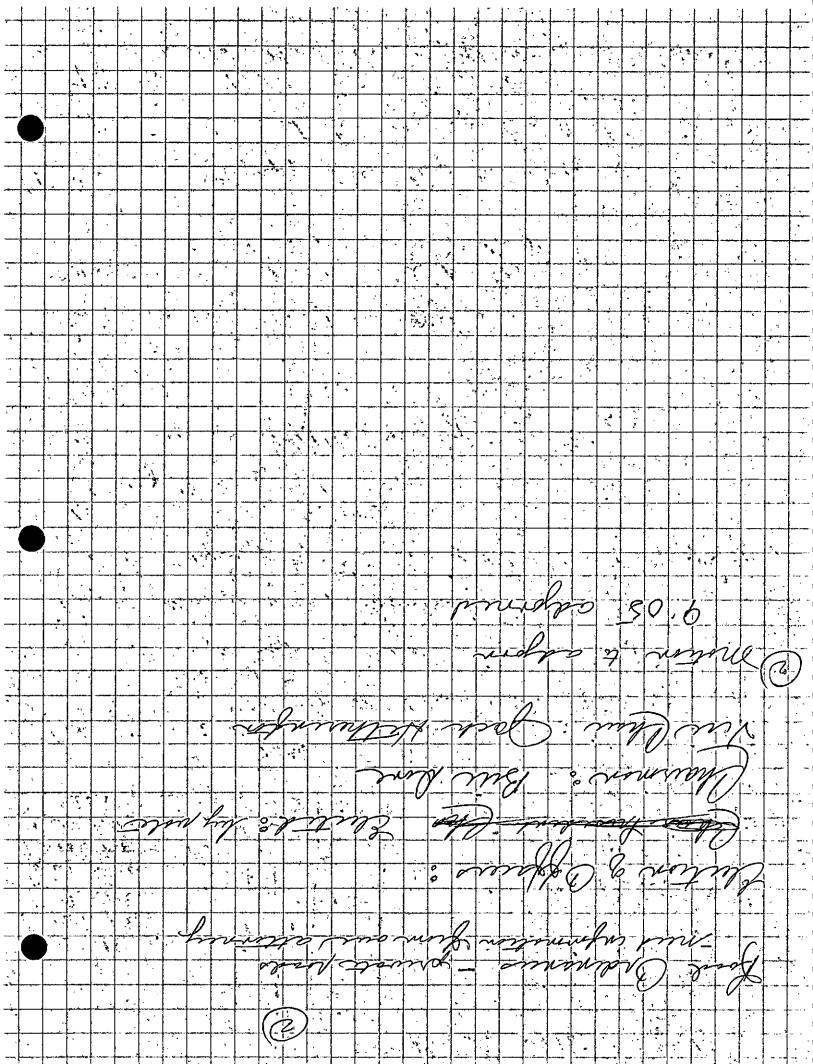
I.DIMENSIONS & GRADES ARE MINIMUM.
E.SLOPES ARE MAXIMUM.
3.USE ENCLOSED STORM SEWER WHEN SWALE
PITCH WOULD EXCEED 3.5' DREP.
4. REQUIRED EIGHT-OF-WAY WIDTH VARIES BETWEEN
60' & TE' BASED ON DEPTH OF SWALE DITCH.

#### TYPICAL CROSS-SECTION



NOT DRAWN TO SCALE





arnold Done Eckelle Xeriter. Hetheringon Richals Ce Fevre motion to accept minutes and other townships have restricted it seem to here one - We need to amon need to write an ordinance sacres & gencing would be required 2) At nihe anoist see request our atorney to design an ordinance for the ponds at onderence - Commission member review is + be prepared to discuss in digital. Fileman needed to describe this note termin repo - not as voting membrei Jack Withengton - Owned look into 4: Digno 3 - Control of pumanere Jigns in pla Control of reight & sign left so been requested Don Mr Boch to des

60. À our ordinance suspecty value to the Courship Bd Their ousing areas little or no Control of whis goes is the only thing this areas + Janne lose meeting 8:30 الم المالية الم 

Meeting date: June 4, 1998 Called to order at: 7:34

Name	Pre	sent			M	otions		
	Yes	No	1	2	3	4	5	6
Michael E. Arnold	~		1					
Bill Dore	~							
Christine Eckerle	~	:	J. 184 4.	,=				
Robert Heritier		سنير ــــ		- 19(3 <sup>1)</sup>	a Way y	1.7		
Jack Hetherington	~	À	أعجما والمتحرقين	Pin	1 4	7		
Richard LeFevre	~	البي. ا	348.	ي و قاصر	211	, <del>-</del>		
Elgin Nichols			2	2	*	*		

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- Bill Done	- wiel review the requirements for
Cul-de sacs of	with review the requirements for with the Bay County Allom. I guil will
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	is looking into pord restrictions +
3) motion to a	cupt Boils ordering + have a check
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Att.	
mile will	pur a notice in the piper +
have this hea	ring ok our august meeting.

(3) notion to adjuin 8:37

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## PLANNING COMMISSION MINUTES June 4, 1998

Chairman Dore called the regular meeting of the Kawkawlin Township Planning Commission to order at 7:34 p. m. . A roll call of officers was taken with Arnold, Dore, Eckerle, Hetherington, LeFevre, and Nichols being present. Heritier were absent.

#### Commission:

A motion was made by Mr. Arnold and seconded by Mr. Nichols to approve the minutes from the May meeting.

The private road ordinance was discussed. Mr. Arnold discussed the need to ask the firemen about the size of a turnaround so fire trucks would be able to navigate it. We will need to bring existing roads into compliance. Mr. Hetherington still looking into the potential for a grant for cul-de-sac turn around. Mr. Dore will review the requirements for a cul-de-sac for townships and country roads with the Bay County Road Commission. A motion was made by Mr. Hetherington and seconded by Mr. Nichols to accept the ordinance written by Mr. Bock with the stipulation that the radius on the cul-de-sac would be checked by the firechief. Motion carried. Mr. Arnold will post the notice for a public meeting in August to review this ordinance.

Mr. Bock is looking at the pond restrictions and sign ordinances.

A motion was made by Mr. Hetherington and seconded by Mr. LeFevre to adjourn the meeting. The meeting was adjourned at 8:37 p.m.

Respectfully submitted,

Christine Eckerle, Sect.

Kawkawlin Township Planning Commission

Members Present: Arnold, Dore, Hetherington, LeFevre, Nichols, and Eckerle

Members Absent: Heritier

To:

**Planning Commission Members** 

From:

Christine Eckerle

Re:

**Planning Commission Meeting** 

The next meeting will be August 6, 1997 at 7:30 p.m. at the Kawkawlin Township Administration Building

## **Agenda for August Meeting**

#### 1. Old Business

#### 2. New Business

Jerry Pellitier's application for a Pole Building

Private Rd Ordinario

This is a tentative agenda. If you have anything to put on the agenda, please call me at 686-9442 (wk) or 684-2058 (hm).

To:

Planning Commission Members

From:

Christine Eckerle

Re:

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# KAWKAWLIN TOWNSHIP PLANNING COMMISSION

PAYROLL VOUCHER

We herewith su	bmit the Comm	ission payroll rep	ort for the
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# KAWKAWLIN TOWNSHIP PLANNING COMMISSION

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SECRETARY-TREASURER