Kawkawlin Township Planning Commission Bylaws

The following rules of procedure are hereby adopted by the Kawkawlin Township Planning Commission to facilitate the performance of its duties as outlined in the Township Planning Act, Public Act 168 of 1959, as amended.

SECTION 1: Officers

- A. Selection and Tenure-At the first regular meeting (January), the planning commission shall select from its membership a chairperson, vice chairperson and secretary. All officers shall serve a term of one year, or until their successors are selected and assume office, except as noted in Bane-C, below. All officers shall be eligible for re-election for consecutive terms for the same office.
- B. Chairperson-The chairperson shall preside at all meetings, appoint committees and perform such other duties as may be ordered by the planning commission.
- C. Vice Chairperson-The vice chairperson shall act in the capacity of the chairperson in his/her absence. In the event the office of chairperson becomes vacant, the vice chairperson shall succeed to this office for the unexpired term, and the planning commission shall select a successor to the office of vice chairperson for the unexpired term.
- D. Secretary-The secretary shall execute documents in the name of the planning commission, perform the duties hereinafter listed below, and shall perform such other duties as the planning commission may determine.
 - Minutes-The secretary shall be responsible for maintaining a permanent record of the
 minutes of each meeting and shall have them recorded in suitable permanent records
 maintained by the township clerk. The minutes shall contain a brief synopsis of the
 meeting, including a complete restatement of all motions and record of votes, conditions
 or recommendations made on any action and record of attendance.
 - 2. Correspondence-The secretary shall be responsible for issuing formal written correspondence with other groups or persons, as directed by the planning commission. All communications, petitions, reports or other written materials received by the secretary shall be brought to the attention of the planning commission.
 - Attendance-The secretary shall be responsible for maintaining an attendance record for each planning commission member and report those records annually to the planning commission for inclusion in the annual report to the township board.
 - Notices-The secretary shall issue such notices as may be required by the planning commission.

- E. Township Board Representative-The township board representative shall present the recommendations of the planning commission as required by the zoning ordinance, subdivision ordinance or other ordinance to the township board prior to their consideration of such request.
- F. Zoning Board of Appeals Representative-The planning commission representative to the zoning board of appeals shall report the actions of the zoning board of appeals to the planning commission and update the zoning board of appeals on actions by the planning commission that relate to the functions and duties of the zoning board of appeals.

SECTION 2: Meetings

- A. Regular Meetings-The planning commission shall hold not less than four regular meetings each year and by resolution shall be held on the first Thursday of each month at 7:00 PM at the Kawkawlin Township Office. Other meetings may be held as necessary. When a regular meeting falls on a legal holiday or upon a day resulting in a conflict, the planning commission shall, if possible, select a suitable alternate meeting date in the same month as the originally scheduled meeting.
 - Notice of regular or scheduled planning commission meetings shall be posted at the principal township office within 10 days after the planning commission's first meeting in each fiscal year in accordance with the Open Meetings Act.
- B. Special Meetings-Special meetings may be called by the chairperson or upon written request to the secretary by at least two members of the planning commission. The business the planning commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act. All costs of special meetings held to consider requests of applicants for approvals under the zoning ordinance (or for such other purposes as may be necessary) shall be paid by the applicant for such requests.
 - Notice of special meetings shall be given to the members of the planning commission at least forty eight hours prior to the meeting. Such notice shall state the purpose, time and location of the special meeting and shall be posted in accordance with the Open Meetings Act.
- C. Public Records-All meetings, minutes, records, documents, correspondence and other materials of the planning commission shall be open to public inspection in accordance with the Freedom of Information Act, except as may otherwise be provided by law.
- D. Quorum-Four members of the planning commission shall constitute a quorum for transacting business and taking official action for all matters. Whenever a quorum is not present, those present may adjourn the meeting to another time and day, in accordance with the provisions of the Open

Meetings Act, or hold the meeting to consider the matters on the agenda. No action shall be taken at a meeting at which a quorum is not present.

- E. Voting-An affirmative vote of the majority of the planning commission membership is required to adopt any part of the master plan or amendments to the plan (MCL 125.328). Unless required by statute, other actions or motions placed before the planning commission may be adopted by a majority vote of the membership in attendance, as long as a quorum is present. Voting shall be by voice vote; a roll call vote shall be required if requested by any commission member or directed by the chairperson. All planning commission members, including the chairperson, shall vote on all matters, but the chairperson shall vote last.
- F. Agenda-The chairperson shall be responsible for preparing an agenda for planning commission meetings. The order of business for meetings shall be as follows:
 - 1. Call to Order
 - 2. Roll Call and Recognition of Visitors
 - 3. Approval of Minutes
 - 4. Approval of Agenda
 - 5. Scheduled Public Hearings
 - 6. Other Matters to be Reviewed by the Planning Commission
 - 7. Old Business
 - Open Discussion for Issues Not on the Agenda
 - a. Correspondence Received
 - b. Planning Commission Members
 - c. Members of the Audience
 - 9. Report of Zoning Board of Appeals Representative
 - 10. Report of Planning

Consultant

- 11. New Business
 - a. Setting Public Hearing Dates
 - b. Other New Business
- 13. Adjournment
- G. Public Hearings-All public hearings held by the planning commission must be held as part of a regular or special meeting of the planning commission. The following rules of procedure shall apply to public hearings held by the planning commission:
 - 1. Chairperson opens the public hearing and announces the subject.
 - 2. Chairperson summarizes the procedures/rules to be followed during the hearing.
 - 3. Applicant presents the main points of the application.

- 4. Persons speaking in support of the application are recognized.
- 5. Persons speaking in opposition to the application are recognized.
- 6. Chairperson closes the public hearing and returns to the regular/special meeting.
- 7. Planning commission begins deliberation and arrives at a decision.

To ensure everyone has the opportunity to speak, the chairperson may elect to limit the time permitted for each person to speak, except that the applicant may be permitted additional time as the chairperson allows. The chairperson may also elect to allow persons to speak only once, until all persons have had the opportunity to speak, at which time the chairperson, in his/her discretion, may permit additional comments.

All comments by the public, staff and the planning commission shall be directed to the chairperson. All comments shall be related to the land use request; unrelated comments shall be ruled out of order.

A written notice containing the decision of the planning commission will be sent to petitioners and originators of the request.

SECTION 3: Duties of the Planning Commission

The Planning commission shall perform the following duties:

- A. Take such action on petitions, staff proposals and township board requests for amendments to the zoning ordinance as required.
- B. Take such action on petitions, staff proposals and township board requests for amendments to the master land use plan as required.
- C. Take such actions as are required by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.
- D. Review subdivision and condominium proposals and recommend appropriate actions to the township board.
- E. Prepare special studies and plans, as deemed necessary by the planning commission or township board and for which appropriations of funds have been approved by the township board, as needed.
- F. Attend training sessions, conferences or meetings as needed to properly fulfill the duties of planning commissioner and for which appropriations of funds have been approved by the township board, as needed.
 - 1. Perform other duties and responsibilities or respond as requested by any township board or commission.

SECTION 4: Enforcement

The provisions of all Ordinances shall be administered and enforced by a Zoning Administrator, as designated by the Township Board or by such deputies of his department as the Zoning Administrator may

delegate to enforce the provisions.

SECTION 6: Duties of the Zoning Administrator and Planning Consultant

- 1. The Zoning Administrator shall receive all applications for development or redevelopment pertaining to all Ordinances. The Zoning Administrator shall review all applications, site plans, and other material for new developments, special exception permits, rezoning, and variances, to ensure that all the requirements of this Ordinance have been met. The Zoning Administrator shall then forward the necessary information to the bodies in charge of the requested action.
- The Zoning Administrator shall not refuse to issue a permit when conditions imposed by any
 Ordinance are complied with by the applicant despite violations of contracts, such as restrictive
 covenants or private agreements which may occur upon the granting of such permit.
- 3. Attend planning commission meetings.

A. The planning consultant shall:

- Attend planning commission meetings when requested.
- Consult with the planning commission, zoning administrator and other township officials concerning interpretation, procedural questions and other matters arising from the zoning ordinance.
- 3. Prepare amendments to the zoning ordinance as directed by the planning commission.
- 4. Prepare and forward to the zoning administrator written reviews and recommendations, if appropriate, for all requests and development proposals to be considered by the planning commission.
- Meet with applicants, their representatives and/or township officials as needed to properly perform project reviews.
- 6. Perform other duties as directed by the planning commission.
- B. The planning commission may be assisted by other professional or township staff as needed, including the building inspector, township attorney, township engineer or other person or agency.

SECTION 7: Absences, Removals, Resignations and Vacancies

- A. To be excused, members of the planning commission shall notify the township supervisor, planning commission chairperson or other planning commission member when they intend to be absent from a meeting. Failure to make this notification prior to the meeting shall result in an unexcused absence.
- B. Members of the planning commission may be removed by the township supervisor, after a hearing, with the approval of the township board.
- C. A member may resign from the planning commission by sending a letter of resignation to the

township supervisor, township board or planning commission chairperson.

D. Vacancies shall be filled by the township supervisor, with the approval of the township board, within one month of resignation or removal of a planning commission member. Successors shall serve out the unexpired term of the member being replaced.

SECTION 8: Conflict of Interest

- A. Planning commission members shall declare a conflict of interest and abstain from participating in a hearing or deliberations on a request when:
 - 1. A relative or other family member is involved in any request for which the planning commission is asked to make a decision;
 - The planning commission member has a business or financial interest in the property involved in the request or has a business or financial interest in the applicant's company, agency or association;
 - 3. The planning commission member owns or has a financial interest in neighboring property. For purposes of this section, a neighboring property shall include any property falling within the notification radius for the proposed development, as required by the zoning ordinance or other applicable ordinance, or
 - 4. There is a reasonable appearance of a conflict of interest, as determined by the planning commission member declaring such conflict.
- B. The planning commission member declaring a conflict of interest should state the nature of the conflict and whether he or she believes he or she could impartially consider the request before the commission. He or she should individually decide to abstain from any discussion or votes relative to the matter that is the subject of the conflict. The planning commission member should abstain from voting whenever he or she has an interest in the outcome that directly affects them personally (or monetarily) in a matter not shared by the other members of the planning commission. The member declaring a conflict may absent him/herself from the room in which the discussion takes place, unless doing so would violate his or her constitutionally protected rights to participate. He or she should not make any presentations to the planning commission as a representative of the proposal.

Section 9: Amendments

These bylaws may be amended at any meeting by a vote of four members of the planning commission.

Adopted by the Kawkawlin Township Planning Commission at a regular meeting (list month, date and

year).

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,

pristini Eckerle

Christine Eckerle, Sect. Kawkawlin Township Planning Commission 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

Members Present: Dore

Eckerle

Ferrio

Hetherington

Lillo

Members Absent: Arnold

Heritier

Also Present:

L. Ballor

W. Dempster B. Dempster Roger Hoyle

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

riai ucy

Eckerle

Members Absent: Hetherington

Also Present: L. Ballor

H. Holsinger

J. Martuch

A. Reist

P. Robinson

L. Paige

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,

pristine Eckerle

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.

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

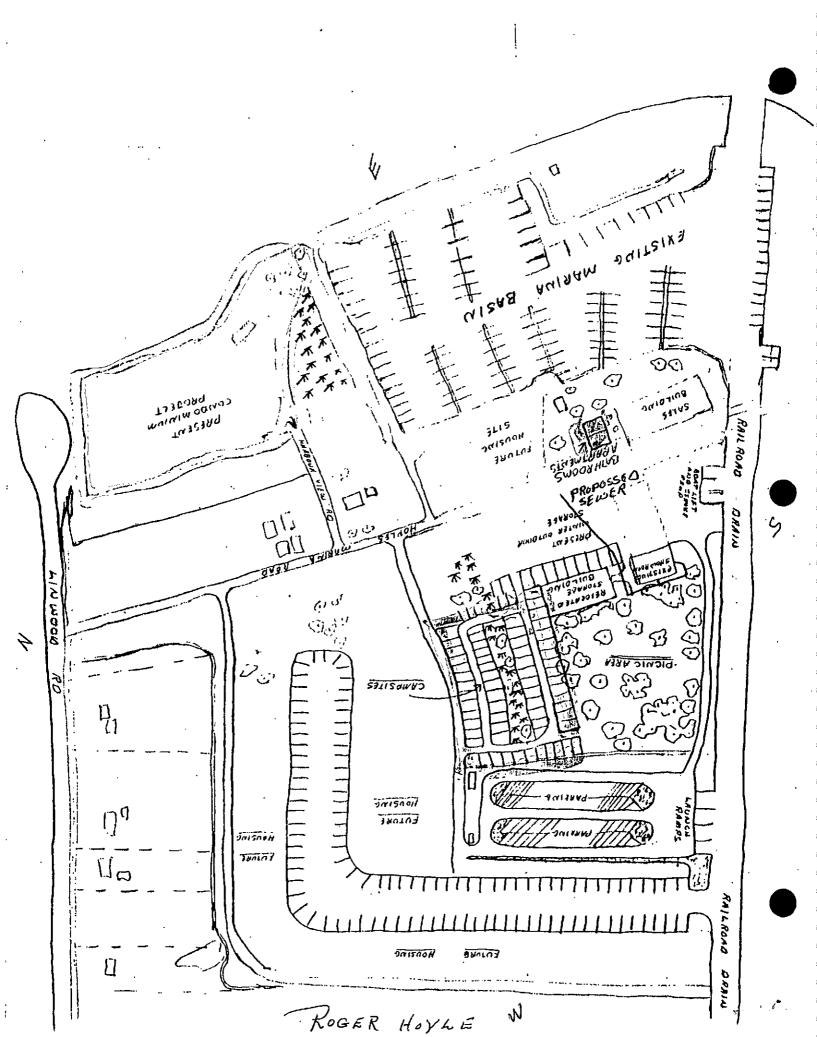
Eckerle

Members Absent: C. Wieland

Hartley

Also Present:

L. Ballor



PLANNING COMMISSION MINUTES November 2, 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, Hartley, W. Wieland, Hetherington and Heritier, and Eckerle being present. C. Wieland was absent. L. Ballor was also present.

Open Forum:

. 5

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.

The term of the second of the

A STATE OF THE STA

क्रमा है। अही

The state of the s

(a) Single of the second of

Agrico de la companyo La companyo de la companyo del companyo de la companyo del companyo de la companyo del companyo de la companyo del companyo de la companyo del comp

meijari was t

Company of the second

the second of th

and the second of the second o

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.

There being no further business discussed, Mr. Hartley moved to adjourn the meeting with Mrs. Eckerle seconding it. The meeting was adjourned at 8:58 p. m.

Respectfully submitted,

Mistine Cekelle

Christine Eckerle, Sect. Kawkawlin Township

Planning Commission

Members Present: Ferrio

W. Wieland

Heritier

Hetherington

Hartley

Eckerle

Members Absent: C. Wieland

Also Present:

5

L. Ballor

Allen & Ruth Butzin

Richard & Margaret Mosher

W. Washabaugh

Dan Leach Barb Leach R. E. Buzzard

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 $9:40~\mathrm{p.m.}$

Respectfully submitted,

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

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

and the contract processing the first of the contract of

Sign to the second of the

Removed the second state of the

हैं हैं है है है जिस कर ता महाद्वार कर है के स्वार्ट के लिए है है है जिस है ह है जा राज्यों के राज्यों के स्वार्ट के स्वार्ट के स्वार्ट के स्वार्ट के लिए है है जिस है है है है है है है है है जा राज्यों के स्वार्ट के स्व

om til verkligget for kalle klade i trång umskrigt frakkligget om i mot til 1974. Dette filt som til skrivet om til s

in other removals, yourself parents in the proper

Against the religion Meaning

- Committee to read the service in the
- or an other of the All All Somethers as workers
- was a way to grant out to be to be a discount of
 - y , the Single Control
 - Commence and the commence of t

PLANNING COMMISSION MINUTES February 1, 1995 /991

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.

The meeting was adjourned at 9:05.

Respectfully submitted,

Phristine Eckell

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.

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 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. Hewitt, Dore and Heritier were absent.

Open Forum:

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

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,

Mistine Eckerle

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 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,

Christine Eckerle

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

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

Members Absent: Eckerle, Dore

Also Present: Ballor

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,

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

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

Members Absent: Heritier, Hewitt,

Also Present:

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

A cores (GP4) by Authority of PA 300 of 1949, w emended		MICHIGAN DEPARTMENT OF S Bureau of Automotive Regulation Licensing Section 1	TATE DEPARTMENT USE ONLY: Approved:
VEHICLE DEALER LICENSE AND/OR CHANGE	· · · · · · · · · · · · · · · · · · ·	Lansing, Michigan (18918-1210 (617) 373-9460 or TTY (517) 485	5590 By
SECTION A 1 CHANGE APPLIED FOR Indicate the change(s) you wish to make:			
	plote SECTION A and SECTION C only Complete ALL SECTIONS except from () () () () () () () () () () () () ()		
2 CURRENT BUSINESS NAME AN LA COURT HUTO. &	D DEALER LICENSE NUMBE	R	
Old Business Name 3. NEW BUSINESS NAME If you are changing your business name on corporate name dible assumed name.	ter your new business name in this blar		mee must fill in the blank as follows:
A corporation changing its corporate pame must attach a copy of its assumed name fill	ng: (In either case) contact the Michigan	o the erticles of incorporation. A co Department of Commerce: All oth	poration using an assumed name as attach a copy of your county
SECTION B		Rural Route or Post Office box	umbers alone are inadequate.
1995s.HURON Rd. Street vo.		The actual location must be kien ###################################	which are an entirely the control of
5 DATE OF CONTEMPLATED MOV			
Attach a sketch or photograph which accurs Approximate size in square feet of the area	经过去的现在分词	THE HOLD PORT OF THE PARTY.	doors)
What is the greatest number of vehicles you 7: LICENSE CLASSIFICATIONS Check all of the classifications you are licen	sed to do business in a you may also of	lock any additional classifications if	they we compatible with your
Present license. The following license class Refer to your wall license for a description of the class of the	filgations are compatible: (()/A* B factivities your present license covers	C and E (2) C E and E	and (3) D and (G) 1 GL (1931)
Class B Used Vehicle Dealer Ma Class C Used Vehicle Parts Deale Component parts	是14年1月1日日日日日日日日日日日日日日日日日日日日日日日日日日日日日日日日日日	ol perp and remaining scrap. May	buy and soil used late model make (
Class: E. Distressed Vehicle Transp	nging vehicle sales for others by bring origin May buy vehicles only for resale ssor - May buy vehicles and process the	to Class CC or Class (F* Dealers	es not take ownership of the yellicle.
Class 'G's Vehicle Salvage Pool Me	y only store and display (or sale vehicle buy and dismanne vehicles to sell par	es gwned by insurance companies	and set late model major component
Control of the second s			

	the standard control of the st
8.	ZONING APPROVAL (To be completed by Zoning Authority) Please check the appropriate category, enter the class(es) applied for in item 7, and complete the signature portion of this item. Location is approved for class(es) checked in item 7.
	The zoning authority for the jurisdiction in which your new lot is Location is approved subject to special conditions for class(es) checked
	The Alia Name Moter in Delivit, Collined with the law 7 Close feet checked and
	Department of Buildings and Substitution contact the city of
,	4th floor, City-County Building. Eisewhere, cuitact the day township clerk. Indication is not approved for class(es) checked in item 7 because township clerk.
	ZONING AD PROPERTY of all business activities described where
	checked in item 7. Zoning authorities permitted at the
	the star Maletians of local zoning ordinances which are
	not also violations of the Michigan Vehicle Code will be in the Michigan Vehicle Code
	suspension or revocation of the license. Jurisdiction (City, Township, etc.) (617) 682-8710
9.	SERVICE FACILITIES (Class "A" and "B" Dealers Only) The Michigan Vehicle Code requires class "A" or "B" dealers to have adequate servicing facilities. You satisfied this requirement for your original license. The Michigan Vehicle Code requires class "A" or "B" dealers to have adequate servicing facilities. You satisfied this requirement for your original license.
	The Michigan Vehicle Code requires class "A" or "B" dealers to nave adequate solvening dealers to nave adequate solvening dealers. either by being registered as a repair facility or by contracting with a registered repair facility.
	either by being registered as a repeal repair facility and are moving to a new location, attach a letter addressed to the Repair Facility Division notifying them of your
-	- 14
	if you intend to open a new repair facility at this location or will be entering into a new agreement with a registered repair facility, contact the Licensing
	If you intend to open a new repair facility at this location of this section at (517) 373-9460 for instructions.
	the state of the s
	Please check one of the following:
	The service agreement originally filed is still in effect.
	I am registered as a repair facility and there will not be a change in its location.
	am moving my registered repair facility to a new location and have attached a written notice of this change.
	i am applying for a repair facility registration for this location.
	I am attaching a copy of a service agreement with a registered repair facility.
10	BRANCH DESIGNATION (Class "A", "B", "C", "D", "E", "G" and "R" Dealers) Complete only if you wish to change designated branch offices.
	Indicate which Secretary of State branch offices you wish to use to process your dealer transactions: Street Address City
	Branch Name
	City Branch Number
	Branch Name
	Street Address Fire 18th Early City Address City Branch Number
. .	Branch Name
	· · · · · · · · · · · · · · · · · · ·
-	- 1987年 - 19874年 - 1987年 - 19
3	
1	1. STATEMENT - CAREFULLY READ BEFORE Signal and that I, as owner, partner, or an officer or director of the corporation, have authority to I certify that the statements contained in this application are true and that I, as owner, partner, or an officer or director of the corporation, have authority to I certify that the statements contained herein. I understand that any misleading, incomplete, or false statement shall be grounds for
	sign this application and to make our person or revocation of my license.
	personally served on me and all out with in the State of Michigan.
	this business remains outstanding within the stabilished
	I hereby certify that the business named in Item 1 maintains, and will maintain once a license is issued, an established place of business means the place actually occupied either continuously or at regular periods where books and records are kept and a large share of business means the place actually occupied either continuously or at regular periods where books and records are kept and a large share of business means the place actually occupied either continuously or at regular periods where books and records are kept and a large share of business.
•	ness is transacted.
	\$10,000 (ten thousand dollars) for as long, as a management of the state of the sta
	· · · · · · · · · · · · · · · · · · ·
	Deleted Name and Allendary of Title Date

Signature

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,

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Hetherington, Heritier, Ferrio, Dore

Members Absent: Arnold, Hewitt, Eckerle

Also Present: Ballor

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,

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

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

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,

kuitini Eckerle

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 February 6, 1997 at 7:30 p.m.

Agenda for February Meeting

- 1. Old Business
- 2. New Business

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:

14 m 8 m

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

PLANNING COMMISSION MINUTES March 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 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,

Christine 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 April 3, 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, 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

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

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,

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.

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.

Copies 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,

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

Members Present: Heritier, Arnold, Hetherington, and Eckerle

Members Absent: Hewitt, Dore, and Ferrio

Also Present: Ballor

PLANNING COMMISSION MINUTES November 6, 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 Arnold, Dore, Ferrio, Hetherington and Eckerle being present. Heritier and Hewitt and were absent.

Commission:

The minutes from the October meeting were accepted.

Mr. Arnold asked if Mr. Hewitt could be replaced as he does not respond to calls or letters. He has been absent this year and that has hurt our ability to form a quorum.

The site plan for a new Air Touch Cellular tower at the end of Seidler Rd. was reviewed. A motion was made by Mr. Hetherington to recommend to the Township Board the approval of the site plan per a variance approval of the fence-zoning requirement by the Board of Appeals. Mr. Arnold seconded it. The motion carried by voice vote.

A site plan for Section 36 on AuSable Road (Superior Project No. BC1376.00) for its usage as aggregate storage and sales yard for various types of gravel and stone was reviewed. It is currently zoned Light Industrial. A motion was made by Mr. Hetherington and seconded by Mrs. Eckerle to accept the site plan for Specification Stone Products Inc. Kawkawlin Distribution Yard for storage of aggregate on AuSable Road. Motion carried by voice vote.

Minutes of the October meeting were approved.

A motion was made by Mr. Arnold and seconded by Mr. Hetherington to send the minutes of the previous meeting out ahead of the next meeting for the Commission members to review. If there are no corrections, they would be accepted. Motion approved by voice vote.

A discussion was held concerning future improvement projects and/or ideas to be sent to the Township Board for consideration next year.

A potential need for a sign ordinance for Kawkawlin Township was discussed. The Township does not presently have one so we will get copies of other Townships' ordinances for review.

A motion was made to adjourn the meeting by Mr. Ferrio and seconded by Mrs. Eckerle. Motion carried and the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

pristine Eskerle

Christine Eckerle, Sect. Kawkawlin Township Planning Commission

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

Members Absent: Hewitt, Heritier

Also Present: Ballor, and various citizens

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

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,

Ekeele

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

PLANNING COMMISSION MINUTES FOR: APRIL 2, 1998 MEETING

7

•						
REGULAR MONTHLY MEETING:						
7:30 PMMeeting called to order by Chairman Dore						
PLEDGE OF ALLEGIANCE						
ROLL CALL OF OFFICERS:						
William Dore (Chairman) present						
Christine Eckerleabsent						
Richard LeFevreabsent						
Robert Heriterabsent						
Jack Hetherington (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						

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.

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 L. Nichols, acting secretary

Elgin I. Wilds

Kawkawlin Township Planning Commission

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,

Christine Eckerle, Sect. Kawkawlin Township

Planning Commission

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

Members Absent: Dore and Heritier

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

PLANNING COMMISSION MINUTES August 6, 1998

Chairman Dore called the regular meeting of the Kawkawlin Township Planning Commission to order at 7:29 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. Hetherington to approve the minutes from the June meeting.

A motion was made by Mr. Arnold and seconded by Mr. Hetherington to amend the agenda to conduct new business first. The motion carried.

Mr. Jerry Pellitier presented a site plan for a pole building to be built on his property. A motion was made by Mr. Hetherington and seconded by Mr. Arnold to accept the site plan. The motion carried.

The private road ordinance was discussed. A motion was made by Mr. Arnold and seconded by Mr. Hetherington to recommend to the Kawkawlin Township Board the approval after the second reading by the Planning Commission of the private road ordinance. Motion carried.

The Commission discussed a sign ordinance and a pond ordinance with Mr. Bock. Mr. Bock will draw up preliminary ordinances for review by the Planning Commission. The sign ordinance will be reviewed by the Commission at the September meeting with the potential for a public review in October.

Enforcement of Township ordinances were also discussed.

A motion was made by Mr. Hetherington and seconded by Mr. Dore to adjourn the meeting. The motion carried and the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Christine Eckerle, Sect. Kawkawlin Township

Planning Commission

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

Members Absent: Heritier

KAWKAWLIN TOWNSHIP

PLANNING COMMISSION

MEETING

PAGE 1 OF 2

MINUETS FOR: SEPT.	3, 1998	REGULAR MEETING	SPECIAL MEETING				
Meeting called to order by: Chairn	nan,Dore	Time 7:28 PM					
Roll call taken by: Nichols (acting secretary)							
COMMISSIONERS	AGENDA						
PRESENT YES NO Arnold	ORDER OF BUSINESS:: O OLD BUSINESS: A. SIGN ORDINANCE O NEW BUSINESS A. SITE PLAN REVIEW/ TRAILER PARK / JOSE RD. B. POLE BLDG. Leonard Mondeau						
	1	197	1.7	*******			
Motion: Made by Nichols to accept June minuets. SECONDED: Arnold APPROVED: all OLD BUSINESS: Sign Ordinance: Commissioner Arnold reported that "sign ordinance" is still being reviewed by the township attorney. Information should be available soon. Private street ordinance: Street code has passed and is now a township ordinance. ADDITIONAL: Commissioner Arnold suggested that the Commission look at the development of Cell phone tower ordinance soon. Chairman Dore agreed that it should be placed on the Commission schedule.							
NEW BUSINESS: Mr. Leonard Ballor reted by "Tri-City's Cheese & Meats" prior of Motion: Made by Nichols "Change meet all. 1. Pole building (office) Tri-City's Cheese Pole building new construction to be attached Commissioners that there were no code Motion: Made by Arnold to accept pla 2. Trailer Park Jose rd. Represented Site plan was reviewed by Commissioner code. Commissioner Arnold provided Commissioner Arnold	to the Trailer Parling schedule as reached to existing problems. In as presented by Tom Kozak Sress. It was pointe Chairman Dore were to the content of the	c review. quested by Mr. Ballor." SECC presented by: Leonard Mondean business building. After some SECONDED: Nichols APPR and Tom Kozak Jr. d out to the commission that the ith a letter of code translation f	NDED: Hetherington, Approduction of the Market State which may change the State which may change to the NDED:	oved by			

would change the commissions thinking about the local code governing trailer parks.

SEPT 3, 1998 PAGE 2 OF 2

KAWKAWLIN TOWNSHIP

CONTINUED

Motion: By Hetherington to "Approve Site Plan If Township attorney approves the plan" SECONDED: Arnold

Defeated: VOTED FOR: Arnold, Hetherington VOTED AGAINST: Nichols, LeFevre, Dore

:Discussion continued... The point of contention was that with the interpretation of the ordinance by the State was information which was not available to most commissioners prior to this meeting. Commissioners requested time to review this information and to also review with the Township attorney. It was felt that this could be completed within a couple of weeks.

Motion: By Nichols "To Table this request for a period of 2 weeks, thus allowing commissioners and Attorney time to evaluate the States interpretation as applied to townships code."

SECONDED; LeFevre: APPROVED: all.

Motion: By Arnold "Establish Sept 17 th (THR) As the date for the Commissions special meeting to resolve This issue.

SECONDED; Nichols APPROVED: all

Motion: Hetherington "to adjourn meeting" SECONDED: Arnold APPROVED: all

MEETING ADJOURNED 8:58 PM

Respectfully submitted,

Elgin L. Nichols, Acting Secretary

Elgin 1. Will -

KAWKAWLIN TOWNSHIP PLANNING COMMISSION

MEETING

PAGE 1 OF 1

MINUETS FOR: : SEPT.	17, 1998	REGULAR MEETING		SPECIAL MEETING			
Meeting "called to order" by: Chairman,Dore Time 7:30 PM Roll call taken by: Nichols (acting secretary)							
COMMISSIONERS PRESENT YES NO Arnold	O OLD BU	AGENDA ORDER OF BUSINES JSINESS: E PLAN REVIEW/ TR E RD SPECIAL MEE GINESS	AILER	PARK			
	1	11	*				
MINUETS FROM SEPT. 3 1998 MEETING WAS TABLED FOR OCTOBER MEETING APPROVAL: OLD BUSINESS: SITE PLAN APPROVAL (SPECIAL MEETING) A REPRESENTATIVE FROM "F.S.E" CARL CARLSON FROM 5370 MILLER RD, SWARTZ CREEK WAS PRESENT TO ANSWER QUESTIONS ABOUT THE SITE PLAN THAT HIS FIRM DEVELOPED FOR THE PARK TOWNSHIP ATTORNEY THOMAS BOCK WAS PRESENT TO ANSWER ANY LEGAL QUESTIONS THAT THE BOARD MIGHT ASK. AFTER DISCUSSION BY COMMISSIONERS CONCERNING THE STATE CODE JURISDICTION OVER LOCAL CODE AND ROAD AND PARKING REQUIREMENTS DISCUSSIONS WERE CLOSED. MOTION: MADE BY NICHOLS" SITE PLAN BE APPROVED BASED ON ACQUISITION OF ALL PROPER STATE PERMITS AND THE STATES APPROVAL SECONDED BY: COMMISSIONER HETHERINGTON"APPROVED BY ALL MOTION: BY LEVEVRE ADJOURN MEETING							
MOTION: BY LEVEVRE ADJOURN OF SECONDED BY: HETHE	ERINGTON APP	ROVED BY " ALL					

KAWKAWLIN TOWNSHIP PLANNING COMMISSION

MEETING

OCTOBER 1, 1998

REGULAR MEETING SPECIALMEETING



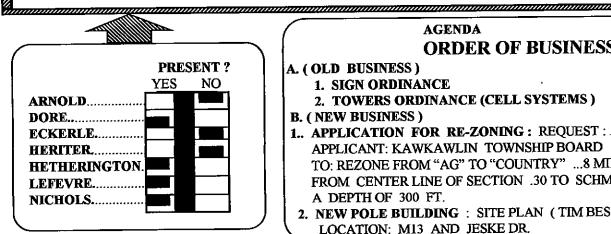
MEETING CALLED TO ORDER BY COMMISSIONER CHAIRMAN:

TIME: (START) 7:30 PM

TIME: (ENDING) 8;15 PM

ROLL CALL TAKEN BY: ELGIN L. NICHOLS

(ACTING SECRETARY)



AGENDA ORDER OF BUSINESS

- A. (OLD BUSINESS)
 - 1. SIGN ORDINANCE
 - 2. TOWERS ORDINANCE (CELL SYSTEMS)
- B. (NEW BUSINESS)
- 1.. APPLICATION FOR RE-ZONING: REQUEST: AUG, 27, 1998 APPLICANT: KAWKAWLIN TOWNSHIP BOARD TO: REZONE FROM "AG" TO "COUNTRY" ... 8 MILE RD. N. FROM CENTER LINE OF SECTION .30 TO SCHMIDT RD. TO A DEPTH OF 300 FT.
- 2. NEW POLE BUILDING: SITE PLAN (TIM BESON) LOCATION: M13 AND JESKE DR.





NOTES: OLD BUSINESS: SIGN ORDINANCE TABLED UNTIL TOWNSHIP ATTORNEY PROVIDES INFORMA-TION TO THE COMMISSION TO BE REVIEWED AT NOVEMBER 5 TH MEETING.

TOWERS ORDINANCE: WILL BE TABLED UNTIL NOVEMBER 5TH MEETING, DUE TO EXTRA DATA INPUT REQUIREMENTS AND REVIEW OF TOWNSHIP NEEDS.

NEW BUSINESS:

MOTION: BY NICHOLS TO MOVE ORDER OF BUSINESS TO POLE BUILDING SITE PLAN AGENDA FIRST AND REZONE PETITION SECOND.... SECOND BY LEVEVRE.....APPROVED BY ALL

NEW POLE BUILDING.... TIM BESON WAS REPRESENTED BY PAT BESON. THE SITE PLAN WAS PROVIDED FOR COMMISSIONERS TO REVIEW. IT WAS NOTED THAT BUILDING OFFSETS ARE WITHIN TOWNSHIP REQUIREMENTS. MR. BESON CONFIRMED THAT THE BUILDING WOULD BE DESIGNED SO THAT THE FRONT FACING THE ROAD (M13) WOULD BE PLEASING TO THE EYE. PAT ALSO NOTED THAT THE DRIVE WOULD BE PAVED.

MOTION: BY NICHOLS TO APPROVE SITE PLAN AS PRESENTED TO THE COMMISSION, SECONDED BY HETHERINGTON, AND APPROVED BY ALL.

KAWKAWLIN TOWNSHIP PLANNING COMMISSION

NEW BUSINESS (CONTINUED):

SECOND ORDER OF BUSINESS:

APPLICATION FOR REZONING: SUBMITTED BY LEONARD BALLOR.

CONTINUED 2 OF 2
OCTOBER 1, 1998

CHAIRMAN DORE OPENED FOR DISCUSSION: HE ASKED MR L. BALLOR FOR REASONS FOR CHANGING THE ZONING FROM "AG" TO "COUNTRY" FOR 8 MILE RD. N. FROM CENTER LINE OF SECTION .30 TO SCHMIDT RD TO A DEPTH OF 300 FT. MR. BALLOR INDICATED THAT BECAUSE OF THE WATER LINE ... THE AREA MUST BE BROUGHT UP TO CODE PRIOR TO INSTALLATION OF WATER LINE. BY THE TOWNSHIP. QUESTIONS WERE ENCOURAGED FROM THE AUDIENCE ATTENDANCE. ALICE RICHARDSON AND BRENDA GARY BOTH QUESTIONED THE ABILITY TO SELL PROPERTY. IF THE ZONING WAS CHANGED. IT WAS POINTED OUT THAT THE ZONE CHANGE TO "COUNTRY" WOULD ALLOW A PROPERTY OWNER TO SELL A ONE ACRE PARCEL INSTEAD OF REQUIREMENTS OF 2 ACRE MINIMUM FOR "AG" ZONED PROPERTY. AFTER CONSIDERABLE DISCUSSION THE FOLLOWING MOTION WAS MADE.

MOTION: BY COMMISSIONER HETHERINGTON....."TO APPROVE THE PETITION ... TO RE-ZONE 8 MILE RD. N. FROM CENTER LINE OF SECTION .30 TO SCHMIDT RD. TO A DEPTH OF 300 FT.

SECONDED: BY LEFEVRE, APPROVED BY ALL.

OTHER OLD BUSINESS:

IT WAS POINTED OUT BY MR. BALLOR THAT A LETTER SHOULD BE SENT TO MR. WASHBAUGH TO MEET WITH THE PLANNING COMMISSION CONCERNING HIS PROPERTY IN LINWOOD. CHAIRMAN DORE AGREED TO CONTACT HIM SO THAT THE COMMISSION MIGHT OPEN AN AVENUE FOR PROJECT PLANNING.

THE BOARD DISCUSSED THE PROBLEM OF THE "ROSEBUSH AND TAPP" DRAIN PROJECT WHICH WAS APPROVED BY THE COUNTY ROAD COMMISSION .ABOUT A YEAR AGO.. BUT NOTHING HAS BEEN DONE. RECOMMENDATION WAS MADE BY THE PLANNING COMMISSION TO SEARCH OUT WHY NO ACTION HAS BEEN TAKEN (TO DATE) FOR THIS TOWNSHIP APPROVED PROJECT.

MR BALLOR POINTED OUT THAT THE TOWNSHIP ZONING MAP HAS TO BE UPDATED..... THE PLANNING COMMISSION HAS AGREED TO CORRECT THE MAP AT THE NOVEMBER 5 MEETING.

MOTION: BY COMMISSIONER HETHERINGTON TO ADJOURN COMMISSION MEETING **SECONDED BY LEFEVRE**, APPROVED BY ALL

RESPECTFULLY SUBMITTED,

in to Milos

ELGIN L. NICHOLS, ACTING SECRETARY

KAWKAWLIN TOWNSHIP **PLANNING COMMISSION**

OCTOBER 1, 1998

REGULAR MEETING SPECIALMEETING

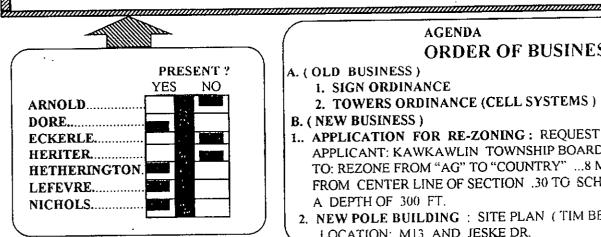
MEETING CALLED TO ORDER BY COMMISSIONER CHAIRMAN:

TIME: (ENDING) 8;15 PM

ROLL CALL TAKEN BY: ELGIN L. NICHOLS

TIME: (START) 7:30 PM

(ACTING SECRETARY)



AGENDA ORDER OF BUSINESS

- A. (OLD BUSINESS)
 - 1. SIGN ORDINANCE
 - 2. TOWERS ORDINANCE (CELL SYSTEMS)
- B. (NEW BUSINESS)
- 1.. APPLICATION FOR RE-ZONING: REQUEST: AUG .27, 1998 APPLICANT: KAWKAWLIN TOWNSHIP BOARD TO: REZONE FROM "AG" TO "COUNTRY" ... 8 MILE RD. N. FROM CENTER LINE OF SECTION .30 TO SCHMIDT RD. TO A DEPTH OF 300 FT.
- 2. NEW POLE BUILDING: SITE PLAN (TIM BESON) LOCATION: M13 AND JESKE DR.



NOTES: OLD BUSINESS: SIGN ORDINANCE TABLED UNTIL TOWNSHIP ATTORNEY PROVIDES INFORMA-TION TO THE COMMISSION TO BE REVIEWED AT NOVEMBER 5 TH MEETING.

TOWERS ORDINANCE: WILL BE TABLED UNTIL NOVEMBER 5TH MEETING. DUE TO EXTRA DATA INPUT REQUIREMENTS AND REVIEW OF TOWNSHIP NEEDS.

NEW BUSINESS:

MOTION: BY NICHOLS TO MOVE ORDER OF BUSINESS TO POLE BUILDING SITE PLAN AGENDA FIRST AND REZONE PETITION SECOND.... SECOND BY LEVEVRE.....APPROVED BY ALL

NEW POLE BUILDING.... TIM BESON WAS REPRESENTED BY PAT BESON. THE SITE PLAN WAS PROVIDED FOR COMMISSIONERS TO REVIEW. IT WAS NOTED THAT BUILDING OFFSETS ARE WITHIN TOWNSHIP REQUIREMENTS. MR. BESON CONFIRMED THAT THE BUILDING WOULD BE DESIGNED SO THAT THE FRONT FACING THE ROAD (M13) WOULD BE PLEASING TO THE EYE. PAT ALSO NOTED THAT THE DRIVE WOULD BE PAVED.

MOTION: BY NICHOLS TO APPROVE SITE PLAN AS PRESENTED TO THE COMMISSION. SECONDED BY HETHERINGTON, AND APPROVED BY ALL.

KAWKAWLIN TOWNSHIP PLANNING COMMISSION

NEW BUSINESS (CONTINUED):

SECOND ORDER OF BUSINESS:

APPLICATION FOR REZONING: SUBMITTED BY LEONARD BALLOR.

CONTINUED 2 OF 2
OCTOBER 1, 1998

CHAIRMAN DORE OPENED FOR DISCUSSION: HE ASKED MR L. BALLOR FOR REASONS FOR CHANGING THE ZONING FROM "AG" TO "COUNTRY" FOR 8 MILE RD. N. FROM CENTER LINE OF SECTION .30 TO SCHMIDT RD TO A DEPTH OF 300 FT. MR. BALLOR INDICATED THAT BECAUSE OF THE WATER LINE ... THE AREA MUST BE BROUGHT UP TO CODE PRIOR TO INSTALLATION OF WATER LINE. BY THE TOWNSHIP.

QUESTIONS WERE ENCOURAGED FROM THE AUDIENCE ATTENDANCE. ALICE RICHARDSON AND BRENDA GARY BOTH QUESTIONED THE ABILITY TO SELL PROPERTY. IF THE ZONING WAS CHANGED. IT WAS POINTED OUT THAT THE ZONE CHANGE TO "COUNTRY" WOULD ALLOW A PROPERTY OWNER TO SELL A ONE ACRE PARCEL INSTEAD OF REQUIREMENTS OF 2 ACRE MINIMUM FOR "AG" ZONED PROPERTY. AFTER CONSIDERABLE DISCUSSION THE FOLLOWING MOTION WAS MADE.

10TION: BY COMMISSIONER HETHERINGTON....."TO APPROVE THE PETITION ... TO RE-ZONE 8 MILE RD. N. FROM CENTER LINE OF SECTION .30 TO SCHMIDT RD. TO A DEPTH OF 300 FT.

SECONDED: BY LEFEVRE, APPROVED BY ALL.

OTHER OLD BUSINESS:

IT WAS POINTED OUT BY MR. BALLOR THAT A LETTER SHOULD BE SENT TO MR. WASHBAUGH TO MEET WITH THE PLANNING COMMISSION CONCERNING HIS PROPERTY IN LINWOOD.

CHAIRMAN DORE AGREED TO CONTACT HIM SO THAT THE COMMISSION MIGHT OPEN AN AVENUE FOR PROJECT PLANNING.

THE BOARD DISCUSSED THE PROBLEM OF THE "ROSEBUSH AND TAPP" DRAIN PROJECT WHICH WAS APPROVED BY THE COUNTY ROAD COMMISSION .ABOUT A YEAR AGO.. BUT NOTHING HAS BEEN DONE. RECOMMENDATION WAS MADE BY THE PLANNING COMMISSION TO SEARCH OUT WHY NO ACTION HAS BEEN TAKEN (TO DATE) FOR THIS TOWNSHIP APPROVED PROJECT.

MR BALLOR POINTED OUT THAT THE TOWNSHIP ZONING MAP HAS TO BE UPDATED..... THE PLANNING COMMISSION HAS AGREED TO CORRECT THE MAP AT THE NOVEMBER 5 MEETING.

MOTION: BY COMMISSIONER HETHERINGTON TO ADJOURN COMMISSION MEETING SECONDED BY LEFEVRE, APPROVED BY ALL

RESPECTFULLY SUBMITTED.

gin to Milos

ELGIN L. NICHOLS, ACTING SECRETARY

KAWKAWLIN TOWNSHIP PLANNING COMMISSION MEETING

December 3 1998

REGULAR MEETING

SPECIAL MEETING

MEETING CALLED TO ORDER:

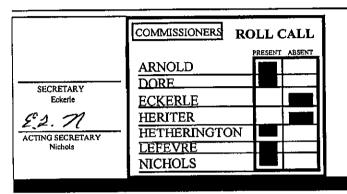
COMMISSIONER CHAIRMAN Bill Dore

START TIME:

7:30 PM

TIME ENDED:

8: 55 PM



SPECIAL COMMENTS:1

ORDER OF BUSINESS

A. OLD BUSINESS:

- 1. SIGN ORDINANCE
- 2. UPDATE ORDINANCE MAP
- 3. CELL PHONE / COMM TOWER ORDINANCE

B. NEW BUSINESS:

- 1. Re-zone N-West corner of huron & Parish Rd. from CH to C2
- 2. Re-zone West side of Bond & South side of Schmidt Rd from AG to CH (Country Homes)
- 3. Site plan review & Approval for pole building at St Anne Linwood
- 4. Special use permit for a AG pond. (owner = Chad Wieland)
- 5. Site plan review for Pre-Fab Mfg Concrete Homes (Beaver rd & I-75

(MINUETS)

C2".

OLD BUSINESS:

IT WAS NOTED BY COMMISSIONER ARNOLD THAT THERE WAS NO MEETING IN NOVEMBER DUE TO A LACK OF A FORUM AND THEREFORE MINUETS WERE NOT APPROVED FOR OCTOBER. MOTION:... BY COMMISSIONER ARNOLD TO: "APPROVE MINUETS FROM OCTOBER

SECONDED: HETHERINGTON

APPROVED: ALL

MOTION BY COMMISSIONER ARNOLD TO CHANGE ORDER OF BUSINESS TO START "NEW BUSINESS"

FIRST DUE TO THE LARGE AGENDA FOR NEW BUSINESS. SECONDED: HETHERINGTON

APPROVED : ALL

NEW BUSINESS:

MOTION: ...BY COMMISSIONER ARNOLD TO: "MOVE ITEM 3 TO ITEM 5 AND ITEM 5 TO ITEM 3 IN THE AGENDA BECAUSE BUSINESS SHOULD BE CONDUCTED IN THE ORDER IN WHICH THE REQUEST S WERE **SECONDED: NICHOLS** RECEIVED BY THE TOWNSHIP.

APPROVED: ALL

#1 RE-ZONE N-WEST CORNER OF HURON & PARISH RD. FROM "CH" TO "C2"

MR JERRY MOWBRAY SITED THAT THE PROPERTY WAS DIFFICULT TO SELL DUE TO IT'S PRESENT "CH" ZONING CLASSIFICATION. IT WAS ASKED OF THOSE PRESENT IF THERE WAS ANY SHOW CAUSE AS TO WHY THIS PROPERTY SHOULD NOT BE REZONED. THERE WERE NO OBJECTIONS TO THE ZONING CHANGE.

FION: BY COMMISSIONER NICHOLS TO "RE-ZONE N-WEST CORNER OF HURON & PARISH RD FROM "CH"

SECONDED: LEFEVER APPROVED: ALL

CONTINUED 1 OF 3

KAWKAWLIN TOWNSHIP

PLANNING COMMISSION

MEETING

CONTINUED: 2 OF 3

DEC 3 1998

(CONTINUED) NEW BUSINESS:

#2: RE-ZONE WEST SIDE OF BOND & SOUTH SIDE OF SCHMIDT RD. FROM "AG" TO "CH" REQUESTED BY TOWNSHIP:

CHAIRMAN DORE EXPLAINED TO THOSE IN ATTENDANCE THAT THE PROPERTY MUST BE REZONED TO CONFORM WITH TOWNSHIP IMPROVEMENTS IN THIS AREA. HE NOTED THAT THIS PROPERTY HAS WATER IMPROVEMENTS AND MUST BE BROUGHT UP TO CODE IN ORDER TO MAKE THIS AREA SUITABLE TO BUILDING AND DEVELOP-

MENT. SOME DISCUSSION FOLLOWED IN WHICH SEVERAL PEOPLE IN ATTENDANCE DID NOT RECEIVE NOTICE FROM THE TOWNSHIP FOR THE PROPOSED ZONING CHANGE. COMMISSIONER ARNOLD MADE NOTE OF THIS AND WILL DETERMINE FROM THE TAX ROLLS AS TO WHY THEY WERE NOT NOTIFIED. AFTER ADDITIONAL DISCUSSION CHAIRMAN DORE ASKED IF THERE WERE ANY OTHER QUESTIONS AND SINCE THERE WERE NO SHOW CAUSE OR OBJECTIONS AS TO WHY THIS SHOULD NOT BE APPROVED THE FOLLOWING MOTION WAS MADE:

MOTION: COMMISSIONER HETHERINGTON TO: "RE-ZONE WEST SIDE OF BOND & SOUTH **SECONDED: NICHOLS** SIDE OF SCHMIDT RD. FROM "AG TO "CH" " APPROVED: ALL

#3: SPECIAL USE PERMIT FOR AG POND

CHAD WIELAND WAS PRESENT TO ANSWER QUESTIONS. COMMISSIONER HETHERINGTON QUESTIONED ABOUT DRAINAGE AND OVERFLOW OF WATER FROM THE POND. THE PROPERTY IS HIGH SO RUNOFF IS NO PROBLEM AND THE POND IS SET BACK FAR ENOUGH FROM THE ROAD (100 FT.) TO SATISFY THE COMMISSIONERS. THE POND WILL BE USED FOR IRRIGATION OF FARM PRODUCT. SAFETY WAS BROUGHT UP BY CHAIRMAN DORE AND MR. WIELAND RECOGNIZED THAT HE HAD LIABILITY AND SAFETY CONSIDERATIONS AND WOULD ACCEPT FULLY THOSE RESPONSIBILITIES.

MOTION: COMMISSIONER NICHOLS TO "SINCE THE POND MEETS ALL TOWNSHIP CODE REQUIREMENTS....APPROVE THIS SPECIAL USE PERMIT FOR AN AGRICULTURAL POND" SECONDED: HETHERINGTON

APPROVED: ALL

#4. SITE PLAN REVIEW FOR PRE-FAB MFG CONCRETE HOMES @ BEAVER RD. & I-75 AL MOORE WAS PRESENT TO ANSWER QUESTIONS. MR. MOORE PROVIDED A SITE PLAN IN WHICH HE WISHES TO BUILD STORAGE UNITS AND AN OFFICE BUILDING. COMMISSIONER NICHOLS ASKED ABOUT TRAFFIC VEHICLE SPACE BETWEEN THE PROPOSED STRUCTURES. THE PLAN WAS REVIEWED BY ALL COMMISSIONERS AND THE FOLLOWING MOTION WAS MADE:

MOTION: COMMISSIONER HETHERINGTON TO: "APPROVE THE SITE PLAN AS PRESENTED **SECONDED: NICHOLS** BECAUSE IT MEETS ALL TOWNSHIP CODE REQUIREMENTS. APPROVED: ALL

> CONTINUED 2 OF 3

KAWKAWLIN TOWNSHIP

PLANNING COMMISSION

CONTINUED: 3 OF 3

DEC 3 1998

(CONTINUED) NEW BUSINESS:

5 SITE PLAN REVIEW AND APPROVAL FOR POLE BUILDING AT ST ANNE LINWOOD.

MR. BATES WAS PRESENT TO ANSWER QUESTIONS ABOUT THE PROJECT.

COMMISSIONER HETHERINGTON ASKED QUESTIONS ABOUT THE ELEVATIONS OF THE BUILDING. HE ALSO ASKED IF NEIGHBORS WERE SATISFIED WITH THE CONSTRUCTION AND LOCATION OF THE PROPOSED BUILDING. COMMISSIONER ARNOLD SUGGESTED SAFETY PANIC BARS ON THE INSIDE DOORS OF THE BUILDING. IT WAS NOTED BY CHAIRMAN DORE THAT THOSE ISSUES WOULD BE ADDRESSED BY OUR INSPECTOR AS THE PROJECT DEVELOPS.

MOTION: COMMISSIONER HETHERINGTON TO "APPROVE THE SITE PLAN AS SUBMITTED"

SECONDED: LEFEVRE

APPROVED: ALL
MOTION: COMMISSIONER NICHOLS TO: "RE-INSTATE OLD BUSINESS SO AS TO EXPEDITE

THE COMMISSIONS WORK LOAD"

SECONDED: ARONOLD

APPROVED: ALL

OLD BUSINESS: RESUMED

2. SIGN ORDINANCE:

AFTER SOME CONVERSATION ABOUT THE SIGN ORDINANCE CONCERNING STATE VS LOCAL CODES THE FOLLOWING MOTION WAS MADE.

MOTION: COMMISSIONER HETHERINGTON TO "MOVE THAT THE SIGN ORDINANCE BE MOVED WITH OUR APPROVAL TO THE TOWNSHIP BOARD FOR REVIEW AND APPROVAL...

SECONDED: NICHOLS APPROVED: ALL

2. UPDATE ORDINANCE MAP

COMMISSIONER ARNOLD SAID THAT THE TOWNSHIP MAP MUST BE BROUGHT UP TO DATE AS SOON AS POSSIBLE SO AS TO CONFORM TO THE TOWNSHIP PLAN. AND CHANGES MADE YEAR TO DATE...

IT WAS AGREED BY CHAIRMAN DORE TO CO-ORDINATE THIS EFFORT WITH THE COMMISSION TO RESOLVE THE PROBLEM WITHIN THE NEXT WEEK.

3. CELL PHONE/ COMM TOWER ORDINANCE COMMISSIONER ARNOLD SAID THAT OUR TOWNSHIP ATTORNEY HAS THE PENDING DOCUMENTATION. THAT HE WOULD PURSUE GETTING THE INFORMATION PRIOR TO THE NEXT COMMISSION MEETING.

COMMISSIONER ARNOLD SAID THAT THE CODE BOOK WILL BE AVAILABLE IN UPDATED VERSION AND WITH THE ABILITY TO UPDATE SECTIONS WITH GREATER EASE IN THE NEAR FUTURE.

IT WAS SUGGESTED THAT A LETTER BE TO BILL WASHEBAUGH TO HAVE HIM MEET WITH THE COMMISSION IN REGARDS TO CONCRETE AT SITE IN LINWOOD.

MOTION: COMMISSIONER HETHERINGTON TO "CLOSE THE MEETING"

SECONDED: LEFEVRE APPROVED: ALL

RESPECTFULLY SUBMITTED:

ACTING SECRETARY

9.1. Wirks

KAWKAWLIN TOWNSHIP PLANNING COMMISSION MEETING

December 3 1998

REGULAR MEETING

SPECIAL MEETING

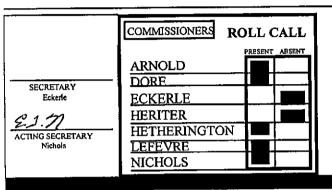
MEETING CALLED TO ORDER: COMMISSIONER CHAIRMAN Bill Dore

START TIME:

7:30 PM

TIME ENDED:

8: 55 PM



SPECIAL COMMENTS:1

ORDER OF BUSINESS

A. OLD BUSINESS:

- 1. SIGN ORDINANCE
- 2. UPDATE ORDINANCE MAP
- 3. CELL PHONE / COMM TOWER ORDINANCE

B. NEW BUSINESS:

- 1, Re-zone N-West corner of huron & Parish Rd. from CH to C2
- 2. Re-zone West side of Bond & South side of Schmidt Rd from AG to CH (Country Homes)
- 3. Site plan review & Approval for pole building at St Anne Linwood
- 4. Special use permit for a AG pond. (owner = Chad Wieland)
- 5. Site plan review for Pre-Fab Mfg Concrete Homes (Beaver rd & I-75

(MINUETS)

OLD BUSINESS:

IT WAS NOTED BY COMMISSIONER ARNOLD THAT THERE WAS NO MEETING IN NOVEMBER DUE TO A LACK OF A FORUM AND THEREFORE MINUETS WERE NOT APPROVED FOR OCTOBER.

MOTION:... BY COMMISSIONER ARNOLD TO: "APPROVE MINUETS FROM OCTOBER

SECONDED: HETHERINGTON

APPROVED: ALL

MOTION BY COMMISSIONER ARNOLD TO CHANGE ORDER OF BUSINESS TO START "NEW BUSINESS"

FIRST DUE TO THE LARGE AGENDA FOR NEW BUSINESS. SECONDED: HETHERINGTON

APPROVED : ALL

NEW BUSINESS:

MOTION: ...BY COMMISSIONER ARNOLD TO: "MOVE ITEM 3 TO ITEM 5 AND ITEM 5 TO ITEM 3 IN THE AGENDA BECAUSE BUSINESS SHOULD BE CONDUCTED IN THE ORDER IN WHICH THE REQUEST S WERE **SECONDED: NICHOLS** RECEIVED BY THE TOWNSHIP.

APPROVED: ALL

#1 RE-ZONE N-WEST CORNER OF HURON & PARISH RD. FROM "CH" TO "C2"

MR JERRY MOWBRAY SITED THAT THE PROPERTY WAS DIFFICULT TO SELL DUE TO IT'S PRESENT "CH" ZONING CLASSIFICATION. IT WAS ASKED OF THOSE PRESENT IF THERE WAS ANY SHOW CAUSE AS TO WHY THIS PROPERTY SHOULD NOT BE REZONED. THERE WERE NO OBJECTIONS TO THE ZONING CHANGE.

FION: BY COMMISSIONER NICHOLS TO "RE-ZONE N-WEST CORNER OF HURON & PARISH RD FROM "CH" SECONDED: LEFEVER "C2".

APPROVED: ALL

CONTINUED 1 OF 3

KAWKAWLIN TOWNSHIP

PLANNING COMMISSION MEETING CONT.

CONTINUED: 2 OF 3

DEC 3 1998

(CONTINUED) NEW BUSINESS:

#2: RE-ZONE WEST SIDE OF BOND & SOUTH SIDE OF SCHMIDT RD. FROM "AG" TO "CH" REQUESTED BY TOWNSHIP:

CHAIRMAN DORE EXPLAINED TO THOSE IN ATTENDANCE THAT THE PROPERTY MUST BE REZONED TO CONFORM WITH TOWNSHIP IMPROVEMENTS IN THIS AREA. HE NOTED THAT THIS PROPERTY HAS WATER IMPROVEMENTS AND MUST BE BROUGHT UP TO CODE IN ORDER TO MAKE THIS AREA SUITABLE TO BUILDING AND DEVELOPMENT.

SOME DISCUSSION FOLLOWED IN WHICH SEVERAL PEOPLE IN ATTENDANCE DID NOT RECEIVE NOTICE FROM THE TOWNSHIP FOR THE PROPOSED ZONING CHANGE. COMMISSIONER ARNOLD MADE NOTE OF THIS AND WILL DETERMINE FROM THE TAX ROLLS AS TO WHY THEY WERE NOT NOTIFIED. AFTER ADDITIONAL DISCUSSION CHAIRMAN DORE ASKED IF THERE WERE ANY OTHER QUESTIONS AND SINCE THERE WERE NO SHOW CAUSE OR OBJECTIONS AS TO WHY THIS SHOULD NOT BE APPROVED THE FOLLOWING MOTION WAS MADE:

MOTION: COMMISSIONER HETHERINGTON TO: "RE-ZONE WEST SIDE OF BOND & SOUTH SIDE OF SCHMIDT RD. FROM "AG TO "CH" "

SECONDED: NICHOLS APPROVED: ALL

#3: SPECIAL USE PERMIT FOR AG POND

CHAD WIELAND WAS PRESENT TO ANSWER QUESTIONS. COMMISSIONER HETHERINGTON QUESTIONED ABOUT DRAINAGE AND OVERFLOW OF WATER FROM THE POND. THE PROPERTY IS HIGH SO RUNOFF IS NO PROBLEM AND THE POND IS SET BACK FAR ENOUGH FROM THE ROAD (100 FT.) TO SATISFY THE COMMISSIONERS. THE POND WILL BE USED FOR IRRIGATION OF FARM PRODUCT. SAFETY WAS BROUGHT UP BY CHAIRMAN DORE AND MR. WIELAND RECOGNIZED THAT HE HAD LIABILITY AND SAFETY CONSIDERATIONS AND WOULD ACCEPT FULLY THOSE RESPONSIBILITIES.

MOTION: COMMISSIONER NICHOLS TO "SINCE THE POND MEETS ALL TOWNSHIP CODE REQUIREMENTS....APPROVE THIS SPECIAL USE PERMIT FOR AN AGRICULTURAL POND"

SECONDED: HETHERINGTON

APPROVED: ALL

#4. SITE PLAN REVIEW FOR PRE-FAB MFG CONCRETE HOMES @ BEAVER RD. & I-75
AL MOORE WAS PRESENT TO ANSWER QUESTIONS. MR. MOORE PROVIDED A SITE PLAN
IN WHICH HE WISHES TO BUILD STORAGE UNITS AND AN OFFICE BUILDING.
COMMISSIONER NICHOLS ASKED ABOUT TRAFFIC VEHICLE SPACE BETWEEN THE
PROPOSED STRUCTURES. THE PLAN WAS REVIEWED BY ALL COMMISSIONERS AND
THE FOLLOWING MOTION WAS MADE:

MOTION: COMMISSIONER HETHERINGTON TO: "APPROVE THE SITE PLAN AS PRESENTED BECAUSE IT MEETS ALL TOWNSHIP CODE REQUIREMENTS. SECONDED: NICHOLS APPROVED: ALL

CONTINUED 2 OF 3

KAWKAWLIN TOWNSHIP

PLANNING COMMISSION

CONTINUED: 3 OF 3 DEC 3 1998

(CONTINUED) NEW BUSINESS:

5 SITE PLAN REVIEW AND APPROVAL FOR POLE BUILDING AT ST ANNE LINWOOD.

MR. BATES WAS PRESENT TO ANSWER QUESTIONS ABOUT THE PROJECT.

COMMISSIONER HETHERINGTON ASKED QUESTIONS ABOUT THE ELEVATIONS OF THE BUILDING. HE ALSO ASKED IF NEIGHBORS WERE SATISFIED WITH THE CONSTRUCTION AND LOCATION OF THE PROPOSED BUILDING. COMMISSIONER ARNOLD SUGGESTED SAFETY PANIC BARS ON THE INSIDE DOORS OF THE BUILDING. IT WAS NOTED BY CHAIRMAN DORE THAT THOSE ISSUES WOULD BE ADDRESSED BY OUR INSPECTOR AS THE PROJECT DEVELOPS.

MOTION: COMMISSIONER HETHERINGTON TO "APPROVE THE SITE PLAN AS SUBMITTED"

SECONDED: LEFEVRE

APPROVED: ALL

MOTION: COMMISSIONER NICHOLS TO: "RE-INSTATE OLD BUSINESS SO AS TO EXPEDITE

THE COMMISSIONS WORK LOAD" SECONDED: ARONOLD

APPROVED: ALL

OLD BUSINESS: RESUMED

2. SIGN ORDINANCE:

AFTER SOME CONVERSATION ABOUT THE SIGN ORDINANCE CONCERNING STATE VS LOCAL CODES THE FOLLOWING MOTION WAS MADE.

MOTION: COMMISSIONER HETHERINGTON TO "MOVE THAT THE SIGN ORDINANCE BE MOVED WITH OUR APPROVAL TO THE TOWNSHIP BOARD FOR REVIEW AND APPROVAL...

SECONDED: NICHOLS APPROVED: ALL

2. UPDATE ORDINANCE MAP

COMMISSIONER ARNOLD SAID THAT THE TOWNSHIP MAP MUST BE BROUGHT UP TO DATE AS SOON AS POSSIBLE SO AS TO CONFORM TO THE TOWNSHIP PLAN. AND CHANGES MADE YEAR TO DATE..

IT WAS AGREED BY CHAIRMAN DORE TO CO-ORDINATE THIS EFFORT WITH THE COMMISSION TO RESOLVE THE PROBLEM WITHIN THE NEXT WEEK.

3. CELL PHONE/ COMM TOWER ORDINANCE

COMMISSIONER ARNOLD SAID THAT OUR TOWNSHIP ATTORNEY HAS THE PENDING DOCUMENTATION. THAT HE WOULD PURSUE GETTING THE INFORMATION PRIOR TO THE NEXT COMMISSION MEETING.

COMMISSIONER ARNOLD SAID THAT THE CODE BOOK WILL BE AVAILABLE IN UPDATED VERSION AND WITH THE ABILITY TO UPDATE SECTIONS WITH GREATER EASE IN THE NEAR FUTURE.

IT WAS SUGGESTED THAT A LETTER BE TO BILL WASHEBAUGH TO HAVE HIM MEET WITH THE COMMISSION IN REGARDS TO CONCRETE AT SITE IN LINWOOD.

MOTION: COMMISSIONER HETHERINGTON TO "CLOSE THE MEETING"

SECONDED: LEFEVRE APPROVED: ALL

RESPECTFULLY SUBMITTED:

ACTING SECRETARY

9-1 Walls

KAWKAWLIN TOWNSHIP PLANNING COMMISSION MEETING

JANUARY 7, 1999

REGULAR MEETING

SPECIAL MEETING

MEETING CALLED TO ORDER:

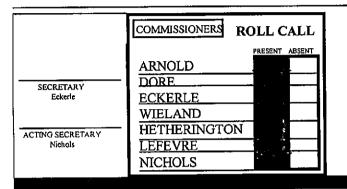
COMMISSIONER CHAIRMAN Bill Dore

START TIME:

7:30 PM

TIME ENDED:

8:30 PM



SPECIAL COMMENTS:

"Country Homes" (ch)...

article 7.00 ordinance book page 19

H = COUNTRY HOMES

RM = 2-FAMILY AND MULTIPLE FAMILY District (ordinance # 55 page 90 sectuib 400- 401 ...item 10)

ORDER OF BUSINESS

A. OLD BUSINESS:

- 1. UPDATE ORDINANCE MAP (review)
- 2. POND ORDINANCE (REVIEW)
- 3. SIGN ORDINANCE (REVIEW MEMORIALS)
- 4. OTHER OLD BUSINESS ??

B. NEW BUSINESS:

- SPECIAL USE PERMIT / FOR Duplex-.
 PROPERTY IS .zoned "country". (ch) see spec. comments
 REQUESTED BY: Dale Snyder builder
- SITE PLAN "DOUBLE S PARTY STORE SUBWAY SHOP" (ADDITION AND PARKING LOT) JIM MCPARLAN 1461 HURON RD, KAWKAWLIN, MICH

(MINUETS)

GENERAL MEETING WAS OPENED BY CHAIRMAN DORE 7:30 PM ROLL CALL WAS TAKEN BY ACTING SECRETARY ELGIN NICHOLS

COMMISSIONER ARNOLD ALERTED THE BOARD THAT MR. HERITER WOULD NO LONGER SERVE ON THE BOARD. HE INTRODUCED MR. WIELAND TO BOARD MEMBERS AS REPLACEMENT TO MR. HERITER'S SEAT ON THE BOARD. MOTION: COMMISSIONER ARNOLD .."ACCEPT COMMISSIONER NICHOLS AS SECRETARY (FOR BOARD MEETINGS) AS A FULL TIME RATHER THEN TEMPORARY POSITION"

SECONDED: HETHERINGTON

APPROVED: ARNOLD, DORE, ECKERLE, WIELAND, HETHERINGTON, LEFEVRE, NICHOLS

OLD BUSINESS:

- 1. COMMISSIONER ARNOLD POINTED OUT THAT ORDINANCE MAP IS UPDATED BUT REQUIRES CONTINUED EFFORT. HE SHOWED THE COMMISSIONERS HOW THE ORDINANCE MANUAL IS BEING UPDATED. THE NEW IMPROVED VERSION WILL PROVIDE GREATER EASE TO MAKE CHANGES AND CODE REFERENCES.
- 2. POND ORDINANCE WAS REVIEWED BY COMMISSIONERS ONLY TO DETERMINE IF THERE WERE ANY LAST MINUET ADDITIONS OR CONCERNS TO BE MADE BY THE COMMISSION.

MOTION: COMMISSIONER HETHERINGTON "SEND DOCUMENTATION OF NEW POND ORDINANCE BACK THE TOWNSHIP BOARD WITH THE PLANNING COMMISSIONS APPROVAL AND WITH NO CHANGES"

CONDED: LEFEVRE

APPROVED: ARNOLD, DORE, ECKERLE, WIELAND, HETHERINGTON, LEFEVRE, NICHOLS

CONTINUED 1 of 3

KAWKAWLIN TOWNSHIP PLANNING COMMISSION MEETING

JANUARY 7, 1999

CONTINUED 2 OF 3

OLD BUSINESS (CONTINUED)

3. SIGN ORDINANCE WAS REVIEWED AGAIN UPON REQUEST OF AN ADDITION TO THE ORDINANCE TO INCLUDE "MONUMENTS"

IT WAS AGREED BY ALL COMMISSIONERS- THE EXISTING ORDINANCE SHOULD NOT BE DELAYED BUT AN AMENDMENT TO THE LAW SHOUD BE CONSIDERED.

MOTION: COMMISSIONER HETHERINGTON "NO CHANGES TO THE ORDINANCE SO AS TO EXPEDITE THE ORDINANCE AS WRITTEN" BUT THAT "MONUMENTS" BE PLACED ON THE NEXT MEETINGS SCHEDULE "FOR FURTHER REVIEW."

SECONDED: LEFEVRE

APPROVED: ARNOLD, DORE, ECKERLE, WIELAND, HETHERINGTON, LEFEVRE, NICHOLS

4. OTHER OLD BUSINESS

COMMISSIONER HETHERINGTON ASKED IF NORTHERN CONCRETE & PIPE INC. INTENDED TO MEET WITH THE PLANNING COMMISSION. COMMISSIONER ARNOLD SAID A LETTER WAS SENT BUT MR. WASHEBAUGH (THE OWNER) SAID HE WAS GOING TO BE OUT OF TOWN.

CHAIRMAN DORE REQUESTED THAT MR. BALLOR SEND ANOTHER LETTER ABOUT "BLIGHT" ORDINANCE AND CLEAN-UP" SO AS TO ENCOURAGE HIM TO CLEAN UP HIS PROPERTY IN LINWOOD. MR. BALLOR AGREED.

NEW BUSINESS

1. SPECIAL USE PERMIT FOR DUPLEX

SITE PLAN WAS PROVIDED TO ALL COMMISSIONERS. CHAIRMAN DORE OPENED THE FLOOR TO DISCUSSION. MR. NICHOLS SAID THAT HE WAS OPPOSED TO HAVING A MULTI FAMILY DWELLING PLACED IN THE AREA DESIGNATED BY MR. SNYDER. HE SITED THE FOLLOWING REASONS: NICHOLS OWNS THE PROPERTY ACROSS FROM THE DRIVE WAY AND NEXT TO THE PROPERTY IN QUESTION. HE REMINDED THE COMMIS-SION THAT WHEN PLANNING COMMISSION UPGRADED TO CH FROM AG ZONING, PROPERTY OWNERS WERE ASSURED THAT THIS AREA WOULD BE MAINTAINED FOR SINGLE FAMILY DWELLINGS. NICHOLS SAID THIS AREA SHOULD NOT BE USED FOR PRIVATE BUSINESS. SOME QUESTION WAS BROUGHT UP ABOUT SIZE OF PROPERTY NOT BEING PROPER IN ACCORDANCE WITH ARTICLE 7.00 SECTION 700.03 L4 B PAGE 19 REQUIRING 3/4 ACRE. MR. BALLOR SAID THAT THE ORIGINAL SITE PLAN OF THE PROPERTY WAS WRONG AND THE NEW COPY HAD THE CORRECT PROPERTY SIZE (WHICH CONFORMED WITH THIS CODE). COMMISSIONER ARNOLD POINTED OUT TO LEONARD BALLOR THAT ORDINANCE 700. HAD BEEN REVISED IN ORDINANCE 55 SECTION 7.03 PAGE 90. THAT ORDINANCE CHANGE MAKES NO MENTION OF DUPLEX IN CH ZONED AREAS, MR. BALLOR THOUGHT THAT THERE WAS A REFERENCE SOMEWHERE BUT COULD NOT SITE WHERE TO FIND IT. CHAIRMAN DORE ASKED MR. SNYDER IF THERE WAS ANY SPECIAL REASON NOT TO CONSTRUCT A SINGLE FAMILY HOME INSTEAD OF A DUPLEX. MR. SNYDER SAID THAT IT WAS STRICTLY FOR BUSINESS REASONS. HE COULD MAKE MORE MONEY WITH A DUPLEX. COMMISSIONER ARNOLD SAID THAT THE CODE IS SELF SPEAKING AND REQUESTED THAT THE SPECIAL USE PERMIT SHOULD BE DENIED. COMMISSIONER LEFEVRE SAID THAT HE WOULD LIKE TO HAVE THE TOWNSHIP ATTORNEY PROVIDE AN OPINION ON THE CODE. CHAIRMAN DORE SAID THAT THIS MEETING WAS CALLED FOR A SPECIAL USE PERMIT AND FELT IT SHOULD BE DENIED ON THE BASIS OF THE EXISTING CODE INFORMATION.

KAWKAWLIN TOWNSHIP PLANNING COMMISSION

JANUARY 7, 1999

CONTINUED: 3 OF 3

NEW BUSINESS (CONTINUED)

1. (SPECIAL USE PERMIT)

MR. ALLEN KOWALSKI WHO OWNS THE PROPERTY BEHIND THE PROPOSED PROPERTY STATED THAT HE HAD NO PROBLEM WITH THE DEVELOPMENT FOR THE DUPLEX.

MOTION: COMMISSIONER ARNOLD "DENY SPECIAL USE PERMIT"

SECONDED: HETHERINGTON

APPROVED: ARNOLD, DORE, ECKERLE, WIELAND, HETHERINGTON,

NOT APPROVED: LEFEVRE ABSTAINED: NICHOLS (MOTION PASSED)

RECOMMENDATION BY COMMISSIONER LEFEVER TO HAVE TOWNSHIP ATTORNEY REVIEW THE ORDINANCE ON "DUPLEX" IN CH ZONE FOR DUPLEX CONSTRUCTION. COMMISSIONER ARNOLD AGREED TO CONTACT THE TOWNSHIP ATTORNEY FOR A LEGAL OPINION BY THE FEBRUARY MEETING.

2. SITE PLAN "DOUBLE S. PARTY STORE"

COMMISSIONER ARNOLD ASKED SOME QUESTIONS ABOUT BOUNDARY LINES AND IT WAS NOTED THAT THE BOUNDARY WAS IN EXCESS OF THE 20 FEET REQUIRED BY CODE. SOME QUESTIONS WERE ASKED ABOUT PARKING AND DISTANCE FROM THE HIGHWAY.FOR THE NEW STRUCTURE. JIM MCPARLAN ANSWERED ALL QUESTIONS TO SATISFACTION OF COMMISSIONERS.

MOTION: COMMISSIONER NICHOLS "TO APPROVE SITE PLAN AS DRAWN UP IN PROPOSAL"

SECONDED: LEFEVRE

APPROVED: ARNOLD, DORE, ECKERLE, WIELAND, HETHERINGTON, NICHOLS

(MOTION PASSED)

ADDITIONAL NEW BUSINESS: NONE

MOTION: COMMISSIONER NICHOLS "MEETING BE ADJOURNED"

APPROVED: ARNOLD, DORE, ECKERLE, WIELAND, HETHERINGTON, LEFEVRE, NICHOLS

(MOTION PASSED) 8:30 pm

RESPECTFULLY SUBMITTED

ELGIN I. NICHOLS, SECRETARY

KAWKAWLIN TOWNSHIP PLANNING COMMISSION MEETING

FEBRUARY 4, 1999

REGULAR MEETING

SPECIAL MEETING ...

MEETING CALLED TO ORDER:

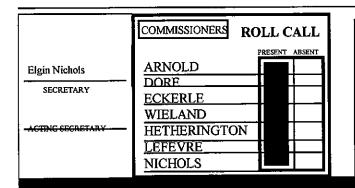
COMMISSIONER CHAIRMAN Bill Dore

START TIME:

7:30 PM

TIME ENDED:

10:00 PM



SPECIAL COMMENTS:

ORDER OF BUSINESS

A. OLD BUSINESS:

- 1. Road ordinance & Review of sign ordinance
- 2. Blight ordinance (auto /etc) review old concerns. (Huron rd. and other areas.)
- 3. Other old business

B. NEW BUSINESS:

- 1. SPECIAL REQUEST commissioner input for proposed future building project. Requested by Ken Wieland
- 2. RE-ZONE "AG" to "CH" Fraser Rd. from Parish rd. to Boutell rd. E & W sides four mile rd. to Jose Rd. west side only. requested by Kawkawlin Township Board
- 3. SPECIAL CONSUL.... TOM E. BOCK (TOWNSHIP ATTY)

Duplex ordinance as it pertains to "CH" zoned property.

- 4. OTHER LEGAL CONCERNS
- 5. OTHER NEW BUSINESS

(MINUTES)

OLD BUSINESS:

MOTION BY: COMMISSIONER HETHERINGTON "APPROVE MINUETS FROM JANUARY 7, 1999 MEETING "

SECONDED: COMMISSIONER ECKERLE **MOTION CARRIED** APPROVED : ALL

1. MOTION BY: WIELAND..."COMBINE OLD BUSINESS # 1 (ROAD ORDINANCE) WITH NEW BUSINESS # 1 SPECIAL

REQUEST (KEN WIELAND)

REVIEW SIGN ORDINANCE UNDER OLD BUSINESS AS A SEPARATE ITEM.".

SECONDED: HETHERINGTON

APPROVED: ALL MOTION CARRIED

SIGN ORDINANCE # 1. COMMISSIONER ARNOLD POINTED OUT THAT THE ORDINANCE WAS STILL IN REVIEW

BUT SHOULD BE APPROVED SOON. DISCUSSION FOLLOWED IN WHICH "MEMORIAL" SIGNAGE WAS QUESTIONED. IT WAS POINTED OUT BY CHAIRMAN DORE THAT THIS

WOULD BE ADDRESSED AFTER THE SIGN ORDINANCE WAS APPROVED BY THE TOWNSHIP.

MOTION BY: HETHERINGTON "TABLE SIGN ORDINANCE TO TOWNSHIP APPROVAL"

SECONDED: NICHOLS

APPROVED: ALL **MOTION CARRIED**

OUESTION WAS RAISED ABOUT SPLITTING TWO PIECES OF PROPERTY AT 4-MILE INTO 2 SEPARATE PROPERTIES. NOTION: WIELAND." SEND REQUEST BACK TO "THE BOARD" AS TWO SEPARATE APPLICATIONS FOR: (1. FRASER RD, (2. FOUR MILE FOR RE-ZONING AG TO CH" COMMISSIONER WIELAND REQUEST NAME VOTE."

SECONDED: NO SUPPORT FOR MOTION

KAWKAWLIN TOWNSHIP PLANNING COMMISSION MEETING

FEB 4, 1999

CONTINUED 2 OF 3

OLD BUSINESS (CONTINUED)

ROAD ORDINANCE & (SPECIAL REQUEST) KEN WIELAND

MR. WIELAND REQUESTED A MEETING TO SEE WHAT OPTIONS WOULD ALLOW THEM TO BUILD ON PROPERTY THEY PRESENTLY OWN.

COMMISSIONER DORE POINTED OUT THAT THE NEW DRIVEWAY ORDINANCE REQUIRES THAT IF MORE THAN ONE HOME USES THE SAME DRIVE THE ACCESS DRIVE MUST BE NOT LESS THAN 66 FT WIDE AND A TURN-AROUND FOR EMERGENCY VEHICLES IS REQUIRED. THIS ORDINANCE IS A MEANS TO PROVIDE ACCESS FOR FIRE TRUCKS OR OTHER EMERGENCY VEHICLES AND MUST BE CONSTRUCTED SO AS TO PROVIDE PROPER FOUNDATION AND STRENGTH FOR TRAFFIC. COMMISSIONER HETHERINGTON POINTED OUT THAT THE ORDINANCE WAS ALSO MEANT TO PROVIDE PROPER ACCESS FOR FUTURE TRAFFIC SHOULD ADDITIONAL LOTS BE SOLD. MR. & MRS. WIELAND SAID THAT THEY DID NOT HAVE THE 66 FT IN WHICH TO BUILD A ROAD

AND REQUESTED THAT THEY FALL UNDER SOME GRANDFATHER EXCEPTION. THEY SAID THAT THEY UNDERSTOOD WHY THE ORDINANCE WAS MADE BUT SAID THEY HAVE BEEN WORKING WITH THE TOWNSHIP SINCE ABOUT AUG 1998 AND WERE NOT AWARE OF THIS NEW ORDINANCE.

CHAIRMAN DORE SAID THAT THERE WAS NO "GRANDFATHER" EXCEPTION... THAT THE TOWNSHIP INSPECTOR WAS REQUIRED BY LAW TO ENFORCE THE ORDINANCE WHEN IT BECOMES LAW. CHAIRMAN DORE ASKED MR. WIELAND IF HE COULD BRING IN ANOTHER DRIVEWAY FROM ANOTHER ROAD. MR. WIELAND SAID THAT HE COULD. HE COULD USE SCHMIDT RD. CHAIRMAN DORE SAID THAT IF HE WAS TO HAVE TWO SEPARATE DRIVES (ONE FOR EACH HOME) THAT MR. WIELAND WOULD NOT VIOLATE THE CODE BUT COULD NOT BE APPROVED WITH ONLY ONE DRIVE FOR TWO OR MORE HOMES. MR. & MRS WIELAND AGREED THAT TWO SEPARATE DRIVEWAYS WOULD SOLVE THE PROBLEM. THEY THANKED THE COMMISSION AND LEFT THE MEETING ROOM.

B. BLIGHT ORDINANCE

COMMISSIONER NICHOLS ASKED ABOUT THE STATUS OF THE CAR DEALER SHIP IN KAWKAWLIN (AT MOTEL) ATTY. BOCK GAVE A QUICK BRIEFING ON THE LEGAL STATUS. THAT THE OWNER HAS AGREED TO PLACE A FENCE IN FRONT OF THE EYE-SORE. COMMISSIONER HETHERINGTON ASKED ABOUT PROPERTY IN LINWOOD BEING USED FOR CONCRETE STORAGE. COMMISSIONER ARNOLD SAID THAT HE TALKED TO THE OWNER WHO WILL CONTACT THE COMMISSION WHEN HE GETS BACK FROM FLORIDA.

NEW BUSINESS

2. RE-ZONE "AG" TO "CH"

CHAIRMAN **DORE** ASKED IF THERE WAS ANYONE IN THE AUDIENCE WHO WANTED TO COMMENT ON THIS RE-ZONE. GARY MAYLAN (LAND OWNER) SAID THAT HE DID NOT APPROVE OF THE ZONE CHANGE. 1. BECAUSE TOO MUCH FARM LAND IS BEING USED FOR DEVELOPMENT AND THIS CHANGE WOULD ENCOURAGE BUILDING. 2. HIS PROPERTY TAXES WOULD GO UP. ANOTHER PROPERTY OWNER JIM ARKOWSKI HAD THE SAME CONCERNS.

KAWKAWLIN TOWNSHIP

PLANNING COMMISSION

FEB. 4, 1999

CONTINUED: 3 OF 3

NEW BUSINESS (CONTINUED)

(REZONE AG TO CH)

ALEX DOLE ASKED THE COMMISSIONERS IF PROPERTY WEST SIDE OF 4 MILE / RIVER WAS WET LANDS DESIGNATED. COMMISSIONER ARNOLD CONFIRMED THAT IT WAS NOT. CHAIRMAN DORE SAID THAT CHANGING THE ZONE FROM "AG TO CH" WOULD NOT INCREASE HIS TAXES IN AND OF ITSELF... BUT LIKELY WOULD INCREASE IF THE PROPERTY WAS SOLD. THE ZONE CHANGE WOULD ALLOW PEOPLE TO SELL 1 ACRE LOTS INSTEAD OF THE REQUIRED 2 ACRES AT "AG". COMMISSIONER HETHERINGTON SAID THAT NO ONE IS EVER FORCED TO SELL THEIR LAND. SO IF ANYTHING HIS LAND WOULD BECOME MORE VALUABLE TO HIM SHOULD HE DECIDE TO SELL. COMMISSIONER ECKERLE POINTED OUT THAT WATER WAS RUN DOWN TO AND PAST HIS FARM. SHE SUGGESTED THE AREA SHOULD BE REZONED TO CH. MR. MAYLAN SAID THAT THE WATER LINE ONLY WENT PART OF THE WAY AND TERMINATES MIDWAY. COMMISSIONER ARNOLD POINTED OUT THAT THE PLAN CALLS FOR THE LINE TO MAKE A LOOP IN THE FUTURE SO OTHER PROPERTY OWNERS CAN TAKE ADVANTAGE OF THE WATER. COMMISSIONER LEFEVRE AND NICHOLS SAID THAT IT IS DIFFICULT TO STOP PROGRESS AS LONG AS IT IS IN THE BEST INTEREST OF "ALL" THE PEOPLE.

MOTION: ARNOLD "TO APPROVE RE-ZONING TO "CH" REQUESTED BY THE TOWNSHIP. FRASER RD. FROM PARISH RD. TO BOUTELL RD, E & W SIDES. FOUR MILE RD TO JOSE RD WEST SIDE ONLY" (REQUEST FOR NAME VOTE)

SECONDED: HETHERINGTON.

YES VOTES.... ARNOLD, DORE, ECKERLE, HETHERINGTON, LEFEVRE, NICHOLS NO VOTES..... WIELAND

MOTION CARRIED

#3 LEGAL OPINION FOR DUPLEX. "CH" ZONED

SOME DISCUSSION ABOUT THE INTENTION OF ORDINANCES AS RELATED TO DUPLEX BUILDINGS IN "CH" ZONED AREAS OF THE TOWNSHIP. ATTY. BOCK REVIEWED VARIOUS SECTIONS OF THE CODE BOOK AND LOOKED AT THE PLAN SUBMITTED BY A BUILDER AT THE JANUARY 7, 1999 MEETING. IT WAS DETERMINED BY THE TOWNSHIP ATTORNEY THAT THE COMMISSION MADE THE CORRECT DECISION IN DECLINING THE SITE PLAN FOR A DUPLEX ON PARISH RD. IT WAS POINTED OUT BY ATTY BOCK THAT THE CODE BOOK SHOULD BE REDONE IN CERTAIN AREAS TO KEEP ANY TOWNSHIP INTENTIONS CLEAR TO THE PUBLIC.

#4. OTHER LEGAL CONCERNS.

SOME GENERAL QUESTIONS FROM COMMISSIONERS ABOUT TOWNSHIP LEGAL PROCEDURES AND PLANNING COMMISSION PRACTICES IN OTHER TOWNSHIPS WERE DISCUSSED.

#5 OTHER NEW BUSINESS

SHORT DISCUSSION ABOUT THE TOWNSHIP PLAN FOR THE FUTURE.

MOTION: ADJOURN ARNOLD SECONDED: HETHERINGTON APPROVED: ALL

RESPECTIVELY SUBMITTED, ELGIN L. NICHOLS (SECRETARY)

E.S. Nutra

KAWKAWLIN TOWNSHIP PLANNING COMMISSION MEETING

MARCH 4, 1999

REGULAR MEETING

SPECIAL MEETING

MEETING CALLED TO ORDER:

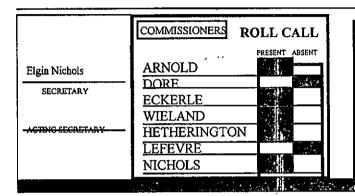
ASST CHAIR.. HETHERINTON

START TIME:

7:30 PM

TIME ENDED:

8:30 PM



SPECIAL COMMENTS:

*Assistant Chairman "Hetherington conducted the meeting.

ORDER OF BUSINESS

A. OLD BUSINESS:

Other old business

B. NEW BUSINESS:

1. RE-ZONE "AG" to "CH" both sides of Mackinaw Rd. from Beaver Rd. to Chip Rd. to a Depth of 300 feet each side of road

(MINUTES)

Meeting was called to order By Assistant Chairman Hetherington at 7:30 P.M.

(A large group of residents were present)

Roll call was taken by Secretary Nichols at which time it was determined that a Quorum existed..

OLD BUSINESS:

Sign ordinance: Commissioner Arnold provided a report that the Township Board of Commission is sending the ordinance back to the planning commission for further consideration. This due to lack of ordinance definition covering pedestal and poll signs. There might be concerns in other areas as well. Those concerns and others would be provided when the report is sent back to the Planning Commission. OTHER OLD BUSINESS:

NONE

NEW BUSINESS:

Order of business: to re-zone "AG to CH" both sides of Mackinaw RD. from Beaver RD. to chip RD. to a depth of 300 feet each side of road.

Commissioner Hetherington pointed out that there was a discrepancy in the letter sent out to residents of the township. That the letter to residents indicated the area of Chip road would be rezoned when Chip road is not in the township. He pointed out that the planning commission would be in violation of the "Public Meetings Act" if the proper "corrected" notification was not provided to the residents. It was pointed out by Commissioner Arnold that the correct information for the zoning was provided in the "Democrat" news but that the proper notice is required to the residents who would be affected by the ordinance.

Motion: Commissioner Nichols & Supported with Mr. Bedell Metion (resident) to: "Table this re-zoning issue until proper notification is made to residents affected by the zoning change"

conded by: Commissioner Eckerle......Name Roll Call on vote: Yea's...Arnold, Eckerle, Hetherington, Wieland. Nay's..... None MOTION CARRIED. BECAUSE 1. TOWNSHIP RESIDENTS NOT NOTIFIED PROPERLY

2. TO CONTINUE THIS ZONING ISSUE (AS WRITTEN) WOULD VIOLATE "PUBLIC MEETINGS ACT"

CONTINUED 1 OF 2

KAWKAWLIN TOWNSHIP PLANNING COMMISSION MEETING

March 4, 1999

CONTINUED 2 OF 2

OLD BUSINESS (CONTINUED)

OTHER OLD BUSINESS: (NONE)

OTHER NEW BUSINESS: (OR SPECIAL REQUEST FROM RESIDENTS)

KATHY WACHOWIAK asked the commission what avenues to take for an area of land located on Beaver rd. she would like to grow nursery (plants) etc. stock for retail. Commission Hetherington asked her to talk the Leonard Ballor about the requirements and codes governing such a business. As a whole the commission felt she should have no problem doing what she wished to do. He said the township through Mr. Ballor and others would guide her through the process.

Mr Leonard Ballor requeste that He receive a copy of the Planning Commission Meetings Minutes each month. Chairman Hetherington indicated that it was a matter of public record, but said there was no problem in doing so as the commission believed that he should have a copy available for his observation. Assistant Chairman Hetherington instructed Secretary Nichols provide a copy for him each month.

Motion: Adjourn.... Commissioner Nichols

Seconded: Wieland Approved: All

Motion Carried 8:30 PM

Respectfully Submitted,

Elgin L. Nichols, Secretary

KAWKAWLIN TOWNSHIP PLANNING COMMISSION MEETING

APRIL 1, 1999

REGULAR MEETING

SPECIAL MEETING

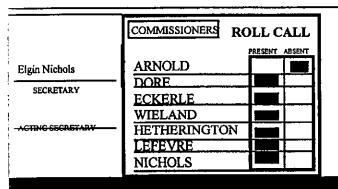
MEETING CALLED TO ORDER: COMMISSIONER CHAIRMAN Bill Dore

START TIME:

7:30 PM

END TIME

10:10 PM



SPECIAL COMMENTS:

ORDER OF BUSINESS

- A. OLD BUSINESS: (TABLED AT MARCH MEETING)
 - 1. REZONE "AG" TO "CH" WEST SIDE ONLY OF LINWOOD BEACH RD. FROM LEBOURDAIS RD. TO COTTAGE GROVE RD. TO DEPTH OF 300 FT (REQUESTED BY: KAWKAWLIN TOWNSHIP BOARD)
 - 2. REQUEST BY WADE TRIM.. REVIEW POSSIBLE SERVICES AVAILABLE TO TOWNSHIP BY THEIR FIRM.
 - 3. REQUEST FOR INFORMATION FOR PROPERTY **DEVELOPMENT....** MEL SAJDAK

Other old business

- **B. NEW BUSINESS:**
- 1. REZONE "AG" to "CH": BOTH SIDES OF MACKINAW RD. FROM BEAVER RD. TO TOWNLINE TO A DEPTH OF 300 FT. EACH SIDE. (REQUESTED BY KAWKAWLIN TOWNSHIP BOARD)
- 2. REQUEST BY LACOURT AUTO BUYERS "THE TRUCK STORE" OWNER MICHAEL LACOURT TO MOVE LICENSE FROM 1995 S. HURON RD KAWKAWLIN TO 820 S. HURON RD. LINWOOD C:: OTHER NEW BUSINESS:

(MINUETS)

OLD BUSINESS:

CHAIRMAN DORE CALLED MEETING TO ORDER. 7:30 PM

MOTION: COMMISSIONER HETHERINGTON..." APPROVE MARCH MINUETS AS WRITTEN"

SECONDED: COMMISSIONER ECKERLE......APPROVED (ALL)

MOTION CARRIED.

MOTION: COMMISSIONER HETHERINGTON

"REQUEST TO MOVE "NEW" BUSINESS AHEAD OF "OLD" BUSINESS (SPECIAL USE PERMIT LACOURT AUTO) TO BE

FIRST ORDER OF BUSINESS SO AS TO ACCOMMODATE THE PETITIONER."

SECONDED: NICHOLS.....APPROVED (ALL)

MOTION CARRIED

NEW BUSINESS:

PERGANDE REPRESENTED "LACOURT AUTO BUYERS" HE STATED THAT THEY WISHED TO MOVE THEIR ENSE FOR AUTO SALES FROM 1995 S HURON RD TO A NEW LOCATION AT 820 S. HURON RD. LINWOOD. MOTION: HETHERINGTON "GRANT LICENSE MOVE TO 820 S. HURON RD, LINWOOD AS PETITIONED BECAUSE::

SECONDED: NICHOLS APPROVED: ALL MOTION CARRIED

BECAUSE: 1: NEW LOCATION IS SUITABLE

BECAUSE: 2 .NO ORDINANCE REJECTING A MOVE OF LIENSE CONTINUED 1 OF 4

KAWKAWLIN TOWNSHIP PLANNING COMMISSION

OLD BUSINESS (CONTINUED)

MOTION: COMMISSIONER LÉFEVRE "VOTE TO APPROVE VARIANCE CHANGE AS RE-

OUESTED BY THE TOWNSHIP BOARD"

SECONDED: WIELAND

VOICE ROLL CALL VOTE: DORE: ...NO.

. ECKERLE.... NO,

WIELAND NO

HETHEREINGTON ... YES,

LEFEVERNO

.NICHOLS.... NO

CONTINUED: 3 OF 4

MOTION DENIED

BECAUSE: 1. OBJECTIONS BY PROPERTY OWNERS.

BECAUSE: 2 NO BENEFIT TO LOCAL PROPERTY OWNERS IN MAKING CHANGE.

MOTION: COMMISSIONER HETHERINGTON "ALLOW MEL SAJADAK TO BE MOVED AHEAD

OF WADE TRIM BUSINESS"

SECOND: NICHOLS APPROVED: ALL MOTION CARRIED

REQUEST FOR INFORMATION FOR PURPOSE OF PROPERTY DEVELOPMENT (MEL SAJDAK)

MR. SAJDAK SAID THAT HE HAS PLANED FOR YEARS TO BUILD ADDITIONAL HOMES ON HIS PROPERTY AND PROPERTY IS SURVEYED TO DO THAT. HE HAS BECOME AWARE OF THE NEW ORDINANCE REQUIRING THE DRIVE TO BE 66 FT WIDE AND WITH SPECIFIC LOAD REQUIREMENTS. HE SAID THAT A "GRANDFATHER" CONDITION SHOULD APPLY BECAUSE IT WOULD BE PRICE PROHIBITIVE TO CONCUR TO THE NEW LAW. COMMISSIONER NICHOLS TOLD HIM THE ORDINANCE DID NOT ALLOW FOR "GRAND FATHER CONDITIONS". THAT IT WAS IN PLACE FOR SAFETY REASONS DUE TO FIRE TRUCK ACCESS REQUIREMENTS AND THE ROAD WOULD HAVE TO SUPPORT THE TRAFFIC LOAD WITH ADDITIONAL HOMES BUILT ON THE SAME ROAD. COMMISSIONER HETHERINGTON POINTED OUT THAT MULTIPLE HOUSES ON A NARROW POORLY CONSTRUCTED ROAD WOULD NOT BE IN THE BEST INTEREST OF SAFETY. COMMISSIONER DORE SAID THAT MR. SAJDAK COULD TAKE HIS CASE BEFORE THE VARIANCE BOARD, BUT POINTED OUT THAT THEY MAY VERY WELL REQUIRE THAT THE ORDINANCE PREVAIL. MR. SAJDAK AGREED HE WOULD TRY SINCE HE HAD NOTHING TO LOSE AND EVERYTHING TO GAIN.

WADE TRIM

AT THE REQUEST OF CHAIRMAN DORE AND THE COMMISSION MR. RAJ C JAIN FROM WADE TRIM WAS ASKED TO MAKE A PRESENTATION TO THE PLANNING COMMISSION ON SERVICES THEY OFFER FOR "MASTER PLANS & MAPPING". MR. JAIN PROVIDED COPIES OF WORK PERFORMED FOR GARFIELD TOWNSHIP AND DISCUSSED METHODS OF HOW HIS COMPANY COULD MAKE THE PROCESS LESS PAINFUL BY PRODUCING COMPUTER PLANNING & CHANGES TO THE MASTER PLAN. (ONCE DEVELOPED) ESTIMATED COST.... APPROX. \$ 20,000.

KAWKAWLIN TOWNSHIP PLANNING COMMISSION MEETING

CONTINUED 2 OF 4

NEW BUSINESS (CONTINUED)

CHAIRMAN DORE:" NEXT ORDER OF BUSINESS:"

"REZONE "AG" TO CH" MACKINAW RD. FROM BEAVER RD. TO TOWNLINE TO A DEPTH OF 300 FT" REQUEST BY THE TOWNSHIP BOARD.

CHAIRMAN DORE READ A LETTER TO THE COMMISSION FROM EARL DAVIDSON WHO WAS "NOT" IN FAVOR OF THE ZONING CHANGE. CHAIRMAN DORE THEN ASKED THE AUDIENCE IF THEY HAD INPUT AS TO WHY THIS REQUEST SHOULD OR SHOULD NOT BE APPROVED. SHERRY PRESTLER (RESIDENT) OBJECTED ...DO TO GREATER DEVELOPMENT WHICH WOULD ALSO RESULT IN THE NECESSITY FOR OTHER TOWNSHIP IMPROVEMENTS AND EXPENSE KIM CHAMPINE OBJECTED AS DID KEITH PAGE, ROBERT CHAMPINE, AND GENE JAKUBCZAK WHO SITED NO URGENT NEED TO REZONE AND VOICED CONCERNS ABOUT INCREASED TAXES. ALL QUESTIONS WERE ANSWERED BY COMMISSIONERS.

MOTION: COMMISSIONER ECKERLE "CALL FOR A VOTE TO APPROVE THE REQUESTED VARIANCE AS REQUESTED".

SECONDED: COMMISSIONER HETHERINGTON

VOICE ROLL CALL VOTE:

DORE..., NO,

ECKERLE... NO,

WIELAND.. .NO,

LEFEVRE.... NO,

HETHERINGTON... YES,

NICHOLS... NO

MOTION NOT APPROVED

BECAUSE: 1. MAJOR OBJECTIONS BY PROPERTY OWNERS.

BECAUSE: 2. NO PERCEIVED BENEFIT TO TOWNSHIPS LOCAL RESIDENTS.

OTHER NEW BUSINESS: NONE

OLD BUSINESS:

A1. REQUEST TO REZONE "AG" TO "CH" WEST SIDE ONLY OF LINWOOD BEACH RD. FROM LEBOURDAIS RD. TO COTTAGE GROVE RD. TO DEPTH OF 300 FT... REQUESTED BY KAWKAWLIN TOWNSHIP BOARD.

CHAIRMAN DORE READ A LETTER OF OBJECTION TO THE REZONING REQUEST.

CHAIRMAN DORE OPENED FOR AUDIENCE DISCUSSION.

LEE GARFIELD OBJECTED TO THE REZONING BECAUSE MOST OF AREA IS LOW, WOODED AND UNDERWATER IN THE SPRING. GENE JAKUBCZAK SITED HIS CONCERNS ABOUT THE ENVIRONMENT AND OF WHAT THE "DEQ" MIGHT HAVE TO SAY TO ANY POTENTIAL BUILDING DEVELOPMENT IN THAT AREA. MRS. GARFIELD SITED HER CONCERNS ABOUT INCREASED PROPERTY TAXES TO THE AREA DUE TO THE CHANGE.

BOB HARVEY AND SHERL HARVEY OBJECTED DUE TO DRAINAGE PROBLEMS WHICH DEVELOPMENT MIGHT IMPOSE TO THEIR PROPERTY.

MOTION: COMMISSIONER LEFEVRE "TABLE THE SUBJECT FOR MORE INPUT"

SECOND: COMMISSIONER HETHERINGTON

VOICE ROLL CALL VOTE: DORE... NO, ECKERLE... NO, WIELAND ..NO,...
HETHERINGTON...YES LEFEVRE...YES, NICHOLS...NO

MOTION TO TABLE... DENIED.

ADDITIONAL AUDIANCE CONVERSATION CONTINUED. KEN MITCHALL VOICED CONCERNS ABOUT THE WATER PLAIN.

KAWKAWLIN TOWNSHIP PLANNING COMMISSION

APRIL 1 1999

4 OF 4

OLD BUSINESS: (CONTINUED)

WADE TRIM:

MOTION: COMMISSIONER NICHOLS "REQUEST THAT THE TOWNSHIP BOARD MEET WITH MR. JAIN WITHIN THE NEXT 60 DAYS TO DETERMINE IF IT WOULD BE BENEFICIAL TO

THE TOWNSHIP TO HAVE WADE TRIM PROVIDE SERVICES FOR MASTER PLAN DEVELOPMENT."

SECOND: COMMISSIONER HETHERINGTON

APPROVED: ALL MOTION CARRIED

OTHER OLD BUSINESS:

DALE SNYDER ASKED IF THERE WAS AN OPINION DELIVERED BY THE TOWNSHIP ATTORNEY TO SHOW CAUSE WHY HE SHOULD NOT BE ALLOWED TO BUILD A DUPLEX RENTAL AT MACKINAW AND PARISH RD. COMMISSION HELD THAT NO ADDITIONAL OPINION WAS OFFERED AS OF DATE. GENERAL CONSENSUS IS THAT HIS DUPLEX DID NOT CONFORM TO REQUIRED ORDINANCE. AND TOWNSHIP DEVELOPMENT PLAN. CHAIRMAN DORE SAID THAT HE WOULD CALL AND CHECK WITH THE TOWNSHIP ATTORNEY TO SEE IF THERE WAS ANY OTHER OPINION OFFERED. CHAIRMAN DORE SAID THAT HE WOULD CONTACT MR. SNYDER AS SOON AS HE OBTAINS INFORMATION.

MOTION: HETHERINGTON "ADJOURN MEETING"

SECOND: WIELAND APPROVED: ALL MOTION CARRIED

MEETING ADJOURNED 10:10 PM

RESPECTFULLY SUBMITTED,

E.A. Mitals

ELGIN L. NICHOLS, SECRETARY

KAWKAWLIN TOWNSHIP PLANNING COMMISSION MEETING

MAY 6 1999

REGULAR MEETING

SPECIAL MEETING

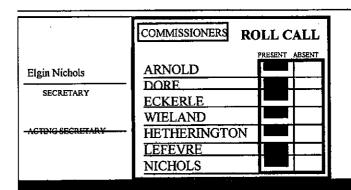
MEETING CALLED TO ORDER: COMMISSIONER CHAIRMAN Bill Dore

START TIME:

7:30 PM

ENDED:

8:45 PM



SPECIAL COMMENTS:

ORDER OF BUSINESS

- A. OLD BUSINESS:
 - 1. REVIEW OF TOWNSHIP "MASTER LAND USE PLAN" (DISCUSSION ONLY) DOCUMENT
- **B.. OTHER OLD BUSINESS**
- C. NEW BUSINESS: (SPECIAL USE PERMIT) 1. REQUEST BY UNISITE INC // A.C.R.S INC. 416 N. HOMER ST, SUITE 102 LANSING, MI

SPECIAL USE PERMIT.

FACILITY FOR PLACEMENT OF COMMUNICATIONS TOWER.. PER THEIR SITE PLAN.

- D. NEW BUSINESS
 - 1. JULY COMMISSION MEETING .. SET MEETING DTE
 - 2. LETTER OF RESIGNATION
 - 3. ELECT NEW SECRETARY
- E. OTHER NEW BUSINESS

(MINUTES)

CHAIRMAN DORE CALLED MEETING TO ORDER 7:30 PM OPENED MEETING WITH PLEDGE OF ALLEGIANCE

ROLL CALL SECRETARY NICHOLS.. IT WAS ESTABLISHED THAT A QUORUM DID EXIST.

COMMISSIONER ARNOLD

MOTION: "MOVE ORDER OF BUSINESS TO "NEW BUSINESS SPECIAL USE PERMIT" (ITEM C) TO BE FIRST ORDER OF BUSINESS AND THEN RETURN TO THE DOCKET OF "OLD BUSINESS" THIS... IN ORDER TO BETTER FACILITATE THE PETITIONER.

SECONDED: COMMISSIONER NICHOLS

APPROVED: ARNOLD, DORE, ECKERLE, WIELAND, HETHERINGTON, LEFEVRE, NICHOLS

MOTION CARRIED

NEW BUSINESS

C.1 REQUEST BY UNISITE INC//A.C.R.S INC. FACILITY FOR PLACEMENT OF COMMUNICATIONS TOWER. NAIDA WALLACE REPRESENTED UNISITE INC. SHE PROVIDED A SITE PLAN AND EXPLAINED THE REQUESTED NEED FOR THE TOWER FACILITY. CHAIRMAN DORE ASKED IF A ANTI CLIMBING DEVICE WOULD BE INSTALLED ON THE TOWER SO AS TO KEEP CHILDREN OFF OF

THE TOWER.

CONTINUED 1 OF 4

11 m . 2 1 1 3 3 3 5 लाक्ष्री व्यक्ति । जा प्राप्त क्षेत्र के क्ष्या का जाने हुए हैं है । ARTHUR TO CONTRACT OF THE PARTY STATE THE PROPERTY OF THE PARTY OF THE PARTY OF THE menter of the many many and the second of th The first trade is the second of the second the state of the s 京職では、関からままります。 Commence of the second of the second of the second Carlotte of the second Control of the Control of the **经数**点点通数 化流流管 医三氯甲基 Burney March Committee A Comment of the Comm 是1986年的1987年的學家的物質的學術的學術的 大型 10 From the first of the contract of the first 化结合 化甲基乙基乙基 医电影电影 医电影 医电影 医电影 医电影 医电影 医电影 医电影 医电影 **我们的我们就是有更好的。** The Carlotter of the Charles of the Charlotter Carlotter Control of the Charlotter Carlotter Car t formation in the common metal burst stay to be a sign of the common by the sign of the common sign of the 2015周围1217 PECET (1995年221年) 建设度的设置设置 国际 建筑成装置的复数形式 化多次换键 原生物 **打算有点效率。1965年**6 "不是我就是我们会并不知道。"一声的"不识别,他们的人就是对人,我就是说话的,这种"最好,在我们的我就是这么 《种类》(1945年),美国研究(1966年),1966年,1966年,1966年,1968年 lating dan semberah ding digakan dan dinggah besat berangkan bahan bahan digan perbagai digan digan bela

KAWKAWLIN TOWNSHIP PLANNING COMMISSION MEETING

MAY 6, 1999

NEW BUSINESS (CONTINUED) "SPECIAL USE PERMIT"

CONCERNS WERE VOICED BY COMMISSIONERS ABOUT THE DANGER OF A 250 FT TOWER IF IT FELL. IT WAS POINTED OUT BY THEIR ENGINEER THAT THE TOWER IS DESIGNED TO FALL WITHIN ITSELF BUT CONCEDED THAT A LARGE WIND STORM COULD CAUSE IT TO FALL OUTRIGHT. IT WAS STATED THAT WITH THEIR YEARS OF EXPERIENCE THIS HAS "NEVER HAPPENED" WITH ONE OF THEIR TOWERS. SINCE THE PROPERTY IS BORDERED BY A CEMETERY, SCRUB LAND ON THE OTHER SIDE AND THE DEGREE OF SAFETY ENGINEERING FABRICATED INTO THE TOWER (IT WAS FELT BY THE COMPANY) THIS DANGER SHOULD NOT BE OF CONCERN. IT WAS POINTED OUT THAT CHAIN LINK FENCE WILL SURROUND THE TOWER AND BARBED WIRE PLACED ON TOP PROVIDING STILL ADDED SECURITY. IT WAS CONCLUDED THAT ALL FCC & FAA REQUIREMENTS WOULD BE MET.

MOTION: COMMISSIONER HETHERINGTON

" TO APPROVE THE SITE PLAN AND SPECIAL USE PERMIT"

SECONDED: COMMISSIONER ARNOLD

APPROVED: COMMISSIONERS ARNOLD, DORE, ECKERLE, WIELAND, HETHERINGTON LEFEVRE, NICHOLS

MOTION APPROVED:

(BECAUSE) 1. SITE IS IDEAL FOR SUCH A FACILITY & MEETS TOWNSHIP ORDINANCE REQUIREMENTS PER. LETTER FROM THE VARIANCE BOARD.

2. ADEQUATE SAFETY PRECAUTIONS HAVE BEEN TAKEN BY THE FIRM TO SAFELY PROTECT THE PUBLIC.

OLD BUSINESS:

A.1 REVIEW TOWNSHIP " MASTER LAND USE PLAN"

A SHORT DISCUSSION FOLLOWED IN WHICH COMMISSIONERS FELT THAT A STEERING COMMITTEE SHOULD BE SENT OUT TO SEARCH FOR COMPANIES WHO COULD PROVIDE THE NECESSARY EXPERIENCE AND BACKGROUND REQUIRED TO UPDATE THE TOWNSHIP MASTER PLAN. CHAIRMAN DORE AND COMMISSIONER WIELAND AGREED TO MAKE THE NECESSARY CONTACTS.

MOTION: COMMISSIONER WIELAND

"TO INTERVIEW AND SEARCH OUT VARIOUS PLANNING COMPANIES TO ASSIST IN UPDATE AND DEVELOPMENT OF A TOWNSHIP MASTER PLAN AND PRESENT RECOMMENDATIONS BEFORE THE MEMBERS OF THE PLANNING BOARD."

SECONDED: COMMISSIONER ECKERLE

APPROVED: ARNOLD, DORE, ECKERLE, WIELAND, HETHERINGTON, LEFEVRE, NICHOLS MOTION CARRIED

(BECAUSE) 1. REQUIRED NEED FOR THE TOWNSHIP TO UPDATE THE MASTER PLAN BY PROFESSIONAL EXPERIENCED MEANS.

2.TOWNSHIP GUIDELINES AND RESPONIABILTY OF PLANNING COMMISSION TO PROVIDE PROFESSIONAL ADVISORY TO TOWNSHIP.

OTHER OLD BUSINESS: SNYDER BUILDERS.

QUESTIONED THE COMMISSION AS TO THE LEGAL OPINION FROM THE TOWNSHIP ATTORNEY THOMAS BOCK. CONCERNING DUPLEX ORDINANCE..

CONTINUED 2 OF 4

「おおか」を設定すると、「おおから、「おおり」を持ちます。 「おおりではない」を対していません。
 「おおり」を設定すると、「おおり」を持ちます。 「おおります」を対していません。 「おおります」を対しません。
 「おおり」をは、またしません。 「おります」を対している。 「おりません。」 「おおりません。」 「おおります。」 「おります。」 「まります。」 「おりまます。」 「おります。」 「おります。」 「おります。」 「おります。」 「おります。」 「おります。」 「まります。」 「おります。

Contract of a substitution of the second of

化二酚甲基酚二酚 化邻苯基甲基磺胺 电流流

त्रकार विभाग के प्रति । इस १ वर्ष इस १ वर्ष १

and the state of the state of

o Markovice de la Markovice de la More de la Societa de la Societa de la Markovice de la Markovice de la Marko La markovice de la Markovice d

Buch Buch State of the Control of the

A COMPANIAN TO THE REPORT OF THE SECOND THE SECOND SECOND

110 4 1 1

The modern the state of the sta

A Transaction of the Contraction of the Con

I Thought I have been been been been been

ार्यक्षर्थः । प्राप्तिक स्वर्णने विश्वपादः । इत्या प्रदेशः । प्राप्ति हेर्द्रस्थातः । इत्य विश्वपित्रः । स्वर् १९१८ - सम्पर्धातः विश्वपादः । प्रदेशकातः । १९ ५ व. इति हो। प्रति कृति वर्षः । सम्पर्धातः सम्पर्धातः । स्वर्णन १९१९ - स्वर्णने । वर्षः वर्षाति । इति वर्षाति । इति वर्षः । वर्षः । वर्षः । इति वर्षः । वर्षः । वर्षः ।

文章 化油板装件 种品 化流流 医糖尿

and the first of the second second and the second and the second of the second and the second second second and the second secon

More than 1975 - Discharge Committee Control to Control to Control to Control to Control to Control to Control - The Control to Co

in the second and the second of the second o

The state of the s

in the state of the control of the state of t If the state of the

KAWKAWLIN TOWNSHIP PLANNING COMMISSION

MAY 6,1999

OTHER OLD BUSINESS (CONTINUED) SNYDER

MR. SNYDER POINTED OUT THAT THE REQUEST WAS MADE SEVERAL MONTHS AGO AND FELT THAT HE SHOULD HAVE THE LEGAL INTERPRETATION BY NOW. COMMISSIONERS AGREED THAT THE DELAY WAS EXCESSIVE AND COMMISSIONER ARNOLD SAID HE WOULD CONTACT THE ATTORNEY TO SEE IF HE COULD HAVE THE WRITTEN INFORMATION PRIOR TO THE NEXT MEETING.

SIGN ORDINANCE

COMMISSIONER HETHERINGTON ASKED IF ANY PROGRESS WAS BEING MADE ON THE SIGN ORDINANCE. COMMISSIONER ARNOLD SAID THAT THE PLANNING COMMISSION WOULD HAVE TO MAKE CHANGES TO THE ORDINANCE TO TAKE UNDER ADVISEMENT VERY LARGE SIGNS AND SOME DESIGN CONSIDERATIONS. HE SAID THAT THE TOWNSHIP BOARD IS SENDING THE PACKAGE BACK TO THE PLANNING COMMISSION FOR FURTHER IMPROVEMENTS.

RECREATION DEVELOPMENT

SOME DISCUSSION CENTERED AROUND A POSSIBLE EXPANSION OF THE SOCCER FIELD FACILITIES BEHIND THE TOWNSHIP HALL. ALSO A POSSIBLE "FRISBEE GOLF COARSE" THESE ITEMS WERE TABLED FOR FUTURE DISCUSSION.

STOP LIGHT AND STOP SIGNS

COMMISSIONER HETHERINGTON ASKED ABOUT THE STATUS OF THE PROPOSED STOP LIGHT AT PARISH AND US 23. COMMISSIONER ARNOLD INDICATED THAT IT IS STILL ALIVE AND UNDER ADVISEMENT. IT WAS AGREED BY ALL COMMISSIONERS THAT SOMETHING HAS TO BE DONE TO BRING THE TRAFFIC SPEEDS ON US-23 UNDER CONTROL. COMMISSIONER NICHOLS ALSO POINTED OUT THAT THE CORNER OF MACKINAW AND BEAVER ROADS SHOULD HAVE A 4-WAY STOP SIGN. COMMISSIONER ECKERLE AND OTHERS AGREED THAT IT WAS A DANGEROUS CORNER DUE TO THE INCREASED TRAFFIC ON BEAVER AND MACKINAW. COMMISSIONER ARNOLD SAID THAT BEFORE ANYTHING COULD BE DONE... FIRST A TRAFFIC ANALYSIS WOULD HAVE TO BE TAKEN. TABLED FOR FUTURE DISCUSSION AND REVIEW.

NEW BUSINESS

D.1

MOTION: NICHOLS "DUE TO THE 4TH OF JULY HOLIDAY THE REGULAR SCHEDULED PLANNING COMMISSION MEETING FOR JULY 1 WILL BE CANCELED. IF A SPECIAL MEETING IS REQUIRED ADVANCE NOTICE WOULD BE PROVIDED (PER LEGAL PROCEDURE) TO THE PUBLIC OF SAID SPECIAL MEETING" SECONDED: COMMISSIONER LEFEVRE

APPROVED: ARNOLD, DORE, ECKERLE, WIELAND, HETHERINGTON, LEVEVRE, NICHOLS **MOTION CARRIED**

(BECAUSE) 1. NO SERIOUS PENDING BUSINESS FOR JULY (AS OF DATE)
2. COMMISSION IS ALLOWED UNDER LAW TO CHANGE
OR ADD MEETING DATES.

D.2 LETTER OF RESIGNATION

CHAIRMAN DORE READ A LETTER OF RESIGNATION FROM COMMISSIONER
NICHOLS. CONTINUED 3 OF 4

and the control of th

Some of the state of the state

(a) The property of the form of the property of the propert

The Bolly With the Court of

(2) A COMMENT OF REPORT OF A COMMENT OF A STATE OF A COMMENT OF A COMMENT OF A COMMENT OF A STATE OF A COMMENT OF A COM

AND AND AND MANAGES. S.

ारिक रहात्र राजित्य और का कार स्टार्टिक है जिस्सान के उत्तर का है का के के राजित के स्ट्रीरिक के तिहाँ के तिहा जिस बेके का राजित के स्थानिक जिस राजित के राजित है, अपने स्थानिक के दिस्सा अपने के दिस्सान के राजित के राजित क के स्टिस्सानिक राजित के स्ट्रीरिक स्ट्रीरिक स्ट्रीरिक स्ट्रीरिक स्ट्रीरिक स्ट्रीरिक स्ट्रीरिक स्ट्रीरिक स्ट्रीर

The state of the state of the state of

If the content of the c

PARTIES AND THE

and the state of t

medical fraction of the contract of the contra

STATE OF BURNESS

一个人,也有人的感染,是一种人们是不好的人,不是一个人,这种特殊,这种的人是不是一个女孩,他们 一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就

The State of the Committee of the Commit

The second section is the second

19 11 19 17 19 18 12 18 12 19 19 19

and the second of the second o

KAWKAWLIN PLANNING COMMISSION

MAY 6 1999 4 OF 4

(MINUTES)

NEW BUSINESS: (CONTINUED) NICHOLS RESIGNATION

MOTION: COMMISSIONER ARNOLD "MOVE TO ACCEPT NICHOLS RESIGNATION" APPROVED: ARNOLD, DORE, ECKERLE, WIELAND, HETHERINGTON, LEVEVRE, NICHOLS

MOTION CARRIED

ELECT NEW SECRETARY D.3

MOTION: COMMISSIONER ARNOLD "NOMINATE KEN WIELAND AS NEW SECRETARY"

SECONDED: HETHERINGTON

APPROVED: ARNOLD, DORE, ECKERLE, WIELAND, HETHERINGTON, LEFEVRE

MOTION: COMMISSIONER HETHERINGTON" ADJOURN MEETING"

SECONDED: ARNOLD

APPROVED: ARNOLD, DORE, ECKERLE, WIELAND, HETHERINGTON, LEVEVRE

MEETING ENDED 8:45 PM

RESPECTFULLY SUBMITTED

Elgin 1. With

ELGIN L. NICHOLS, SECRETARY

一切开发点。一致,或其法确。在

732 10.1

and the first appropriate and are a statement when หร้างการ การของ และ เหตุ การอำเนาะหว่างและ คนที่การ การอยู่ดี เมาะเมื่อก และ น้ำผล ยันเดิมขึ้นขึ้น ที่ย Hilly growth South State State

的复数数数 医原生物 经股份

电子分配性 化自动压力 化邻亚磺胺酚 计关系分词 网络野鸡 经报价 化邻羟烷酸 A WARRY & BULLET

and the first the territorial of the design of the first and the second of the second

BOOK BOOK TOWNS ITTERS IN THE SECOND STORAGES A REST OF

The first of the control of the first of the

Same and the same of the same

Commence of the Commencer

and the contraction

All Burners Williams Charles

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

SANDRA J. KLASS Treasurer

MICHAEL E. ARNOLD

May 14, 1999

Fred Dore, Jr. 2076 Mosher Rd. Kawkawlin, MI 48631

Dear Fred:

This letter is to inform you that the Board of Trustees of the Township of Kawkawlin approved your appointment to the Township Planning Commission. Your term will expire at the end of Dec. 2001. Welcome and thank you for agreeing to serve the people of Kawkawlin Township.

Sincerely;

Michael E. Arnold, Clerk

Mechael & Circle

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

PATRICK H. BESON Trustee

May 14. 1999

MICHAEL E. ARNOLD

SANDRA J. KLASS

Treasurer

Elgin Nichols 1446 Parish Rd. Kawkawlin, MI 48631

Dear Elgin;

The Board of Trustees of the Township of Kawkawlin would like to take this opportunity to extend its thanks for your many years of service to both the Township Planning Commission and the Township Board of Appeals.

Sincerely;

Michael E. Arnold, Clerk

KAWKAWLIN PLANNING COMMISSION REGULAR MEETING JUNE 3, 1999

Meeting was called to order by Chairperson Bill Dore at 7:30 p.m.

Motion made by M. Arnold to have J. Hetherington take minutes of the meeting. Second by F. Dore Jr. Motion approved.

Roll Call: Present Absent

B. DoreM. ArnoldC. EckerleB. WielandF. Dore Jr.R. Lefevere

J. Hetherington

Quorum did exist.

٠.4

Pledge of Allegiance

OLD BUSINESS

Master Plan reviewed and future up-date discussed by B. Dore to have three companies present their data on up-dates to the Planning Commission in August of 1999.

Motion by Chair B. Dore to go to New Business for rezoning. Second by F. Dore Jr. Motion carried.

Rezoning of property (Village of Linwood) from R-2 to C-2 #09-080-L05-008-004-00.

Public comments: Township residents voiced concerns as to what the property was to be used for and what impact it would have on the surrounding R-2 zoned land. Some discussion was made not to rezone due to concern on how it would affect the area.

Motion by Chair B. Dore to approve rezoning. Second by M. Arnold.

Motion approved by roll call:

B. Dore, yes; M. Arnold, yes; F. Dore Jr., yes; and J. Hetherington, yes.

Reason: 1. Zone to existing use of property.

2. Zone to compliance of township ordinance.

Motion by Chair B. Dore to go back to Old Business. Second by F. Dore Jr. Motion carried.

Discussion about Northern Concrete Pipe property. Scrap concrete being place on property creating a dumping area. Chair B. Dore will look into what can be done about it.

Discussion about sign ordinance still in the hands of the Township attorney.

July regular meeting canceled.

Next regular meeting August 5, 1999.

Motion for meeting to close at 8:10 p.m. Motion carried.

ab the

Respectfully

Jack Hetherington

Kawkawlin Township Planning Commission Meeting August 5, 1999

Meeting opened at 7:33pm by chairman Bill Dore.

Members present: B Dore, J Hetherington, C Eckerle, R LeFevere, and B Wieland

Public Input: On the re-zoning request of W Hartley from Ag to C2. There was much discussion on this re-zoning request, many people spoke in opposition to this request, and one person spoke in favor of this request.

OLD BUSINESS:

Attorney George Phillips representing Ken and Nancy Wieland wants to know why they cannot get their building permit because they feel they are now in compliance on the driveway issue. The board has no objections with the building inspector issuing this permit.

NEW BUSINESS:

Re-zoning request of W Hartley from Ag to C2: It was moved by J Hetherington and supported by C Eckerle that this request be rejected on the grounds that this being spot zoning and not part of our master plan.

Their was much discussion on what the commission would like to see on their new land use planning. We unanimously agreed to set up a workshop with the township board at the earliest convenience. B Wieland and C Eckerle agreed to follow up on this matter.

approid 9-2-99 Next meeting scheduled September 2, 1999 at 7:30pm.

Respectfully Submitted,

Brian Wieland

From: Chris Eckerle <cmeckerl@alpha.delta.edu>

To: kawkaw@concentric.net <kawkaw@concentric.net>

Date: Sunday, September 05, 1999 1:00 PM

Subject: Mike Arnold - Planning Commission Minutes

Hi Mike,

Here are the minutes for Planning Commission. I put them in a Word 97 file and attach them so you can print them and give them to Brian or just send these out if its okay. I'll also put them here in case you can't open the file. I'll be in Kentucky until Sept. 16 but if you need me just e-mail me and I'll get back to you when I get home.

Kawkawlin Township Planning Commission September 2, 1999 - Minutes

The meeting was called to order by Chairman Dore at 7:40 p.m.

Member Present Absent Agenda

M. Arnold X Site Plan Review - Mike Pfundt

B. Dore X Article 5.08 - Pole Barn ht.

F. Dore X Sign Ordinance

C. Eckerle X

J. Hetherington X

R. LeFevere X

B. Wieland X

Article 5.08 was discussed first. Homeowners want to store 5th wheelers and RV's and boats in their pole barns but right now there may not be enough height for the newer ones. It was discussed that the ordinance article should be changed to increase the height to 16' instead of 14'. It was felt that the ordinance should be changed to read: "to exceed one story or 16' in height." This would all storage for the homeowner. Bill Dore will get data to find out if 16' is high enough to fit a 12' door. A motion was made by Mr. Arnold and seconded by Mr. Fred Dore to gather information on the height necessary and turn it over to our attorney to get a draft on the potential new ordinance. The motion was approved.

The site plan for Mike Pfundt was discussed. He wants to put a pole barn for the storage of automobiles on his property. The area is zoned Light Industrial and the use is appropriate. Mr. Arnold made a motion to approve the site plan and Mr. Fred Dore seconded it. The motion was

Mai Di Approved 10-7-99 -approved.

The sign ordinance was discussed. There were some questions about various wordings and Mr. Arnold will discuss those with the Township Board and the Township attorney.

A motion was made to adjourn the meeting by Mr. Arnold and seconded by Mrs. Eckerle. The motion passed and the meeting was adjourned at 8:50 p.m.

Respectfully Submitted, Christine Eckerle, acting Secretary.

--

Christine Eckerle <u>cmeckerl@alpha.delta.edu</u> Technical/Business Division Delta College University Center, MI

9/10/99

Kawkawlin Township Board of Trustees 1836 E. Parish Rd. Kawkawlin, MI 48621 September 23, 1999 Special Meeting

The meeting was called to order by W. Dore, Chairman of the Township Planning Commission.

Present from the Planning Commission were: W. Dore, F. Dore Jr., J. Hetherington, R. LeFevre, C. Eckerle, B. Wieland.

Present from the Township Trustees were: M. Arnold, P. Beson. R. DeLorge arrived at 8:30 p.m.

The purpose of the meeting was to discuss what tatic to pursue for the up-dating of the Land Use Plan.

It seem to be the consensus to use the old Plan as a starting point and to up-date. It was felt that we need to employ some one with expertise in this field.

Some of the thoughts that came forward were to plan for some of the following:

Duplex building locations
Industrial or Mfg. locations
High Density residential areas
Maintaining rural character of the Township
Where can we get the most bang for the buck

B. Wieland will contact V. Kieb for a list of some planners along with some names that were offered by those in attendance.

appvål 10-11-1999

Motion to proceed by Arnold. Carried.

8:40 p.m. Adjourned

Kawkawlin Township Planning Commission October 7, 1999 - Minutes

The meeting was called to order by Chairman Dore at 7:35 PM

Role call Members present marked by X

M. Arnold X
B. Dore X
F Dore X

C.Eckerle

J. Hetherington X R. LeFevere X

B. Wieland

A motion was made by M. Arnold and seconded by F. Dore to accept the minutes of the last meeting. The motion was approved.

Ralph Jones representing Traverse Bay Land Company was present, concerning a special use permit application for cellular phone tower near Boutell Rd. East of M-13. Discussion followed concerning landscaping around the exterior of the fence on all four sides. A motion was made by M. Arnold and seconded by F. Dore to approve the Special Use Permit, with a Provision that the applicant provide well cared for landscaping on all four sides of the fence. The motion was approved.

A discussion followed concerning prior site approvals that are not complying with their site plans(Specific Stone, LaCourt Auto). This will be reviewed further.

A discussion followed on the height of pole buildings in Country Home, a height of 18 feet was discussed M. Arnold is talking to our lawyer on this.

A motion was made to adjourn the meeting by M. Arnold and seconded by J. Hetherington. The motion passed and the meeting was adjourned at 8:35 PM.

Kawkawlin Township Planning Commission November 4, 1999

The meeting was called to order at 7:30pm by Vice Chairman Jack Hetherington

Members present: C Eckerle, J Hetherington, R LeFevere, F Dore Jr, B Wieland - absent: M Arnold, B Dore

C Eckerle moved to accept the secretarys report, R LeFevere seconded. Motion passed

New Business:

- 1) Site Plan for Custom Engineering(Neil Chmiclewski) the site plan was presented after discussion moved to approve by F Dore, seconded by R LeFevere. Motion approved
- 2) Special Use Permit by Auburn Land and Energy(C H King) communications tower on Dore property, after discussion this was moved by C Eckerle, seconded by B Wieland. Roll call vote-Yes-R LeFevere, C Eckerle, B Wieland, J Hetherington No-None

Abstained-F Dore

Sandscaping to put around all Jenne pedio

3) Special Use Permit(Stephanie Champine) for home business beauty salon-after discussion it was moved to approve by C Eckerle with the provisions that Stephanie Champine, owner will be the only operator with no other employees in order to comply with the ordinance. Customer parking will be provided in the existing driveway, this was all

seconded by B Wieland.

Roll call vote-Yes-R LeFevere, C Eckerle, B Wieland, F Dore Jr,

No-J Hetherington
No reture soles other to duris clients, people getting
Old Business: Their here are.

1) LaCourt Auto Sales, after discussion the board asked the owner to get special use permit for additional property that he has leased. This will put him in compliance with the zoning requirement.

2) Valerie Kieb presented information on how her group can help in updating Kawkawlin townships master plan. More meetings are planned for the future. B Wieland moved to work with Valerie and her group on this, J Hetherington seconded. Motion passed.

R LeFevere moved to adjourn at 8:55, C Eckerle seconded. Motion passed.

Respectfully submitted,

Brian Wieland

Approved 12-2-49

Manning Coon.

Karkarlin tup. Planning Coon.

From: Christine Eckerle <cmeckerl@alpha.delta.edu>

To: Mike Arnold <kawkaw@concentric.net>

Date: Thursday, December 02, 1999 9:57 PM

Subject: Minutes

HI Mike.

Here are the minutes. I put them in this format so you could cut and paste to a Word document. Last time the transition didn't work as good as it should have.

Kawkawlin Township Planning Commission December 2, 1999

The meeting was called to order at 7:30 by Chairman Bill Dore.

Members present: M. Arnold, B. Dore, F. Dore, Jr., C. Eckerle, J.

Hetherington, R. LeFevere.

Absent: B. Wieland

Minutes were corrected by adding the following language:

- 2) Landscaping to be placed around all four sides.
- 3) No retail sales other then to direct clients, (people getting their hair fixed)
- J. Hetherington made a motion to approve the amended minutes. F. Dore seconded it. The motion carried.

Old business:

Special Use Permit for LaCourt Auto Sales was discussed. A motion was made by R. LeFevere and seconded by J. Hetherington to grant a special use permit with the stipulation that Mr. Michael LaCourt will supply the complete dimensions of the property under lease. Motion carried.

The Commission decided to interview planners to update our Master Plan. We will invite them to our meetings in order to determine which group will be the one we want of update the plan. We will continue to work with Valerie Kieb for information gathering.

The amendment to ordinance was discussed. The ordinance is listed as 8, though, and it is actually article 5 of Ordinance 9. The changes the Commission requested are correct but it was felt that the Ordinance

number needed to be amended. A motion was made by J. Hetherington and seconded by F. Dore to send the ordinance back to Mr. Bock to amend the ordinance number. The motion passed.

A motion was made by M. Arnold and seconded by F. Dore to adjourn the meeting. The motion carried. The meeting was adjourned at 8:50.

Respectfully submitted,

Christine Eckerle, Acting Secretary.

Christine Eckerle cmeckerl@alpha.delta.edu

Technical/Business Division

Delta College University Center, MI

FROM : WIELAND FARM

FAX NO. : 5176841003

Jan. 21 2000 04:53PM P1

Milliam Doce' Chairman Planing

Kawkawlin Township Planning Commission Meeting January 6, 2000

COM.

Meeting opened at 7:27pm by chairman B Dore

2-3-00

Members present: B Dore, M Arnold, C Eckerle, J Hetherington, R LeFevere, F Dore Jr, and B Wieland

Motion was made and approved to accept the minutes as printed

Public Input: None

NO OLD BUSINESS

NEW BUSINESS:

Application for special use permit by Randall LeVasseur: to have a car lot on the corner of M-13 and LeBourdais roads, after much discussion, Randall agreed to have a total of 15 vehicles at the maximum on the lot, it was moved to approve by M Arnold, seconded by C Eckerle

Vote-Yes-M Arnold, J Hetherington, B Dore, F Dore Jr, C Eckerle, B Wieland Vote-No-R LeFevere

Motion was carried to approve this

New ordinance article 5.08 to amend (location of accessory buildings) moved by J Hetherington, seconded by R LeFevere to send to township board for approval, Motion carried unanimously

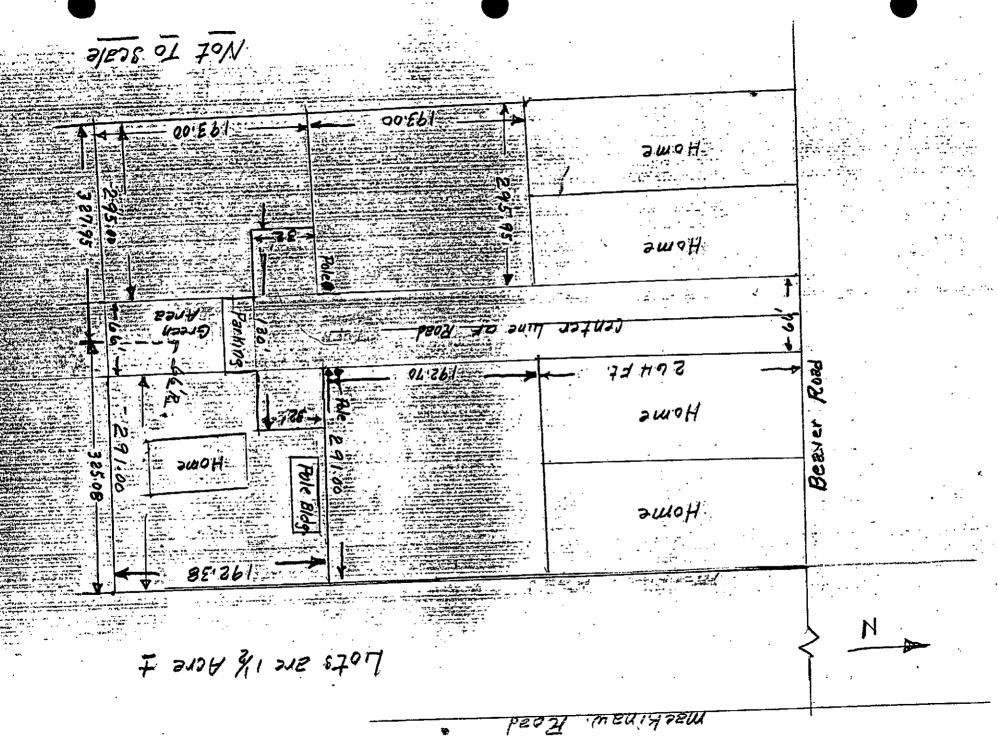
Discussed plans for a township wide meeting with Valerie Kieb to continue work on the township planning

Moved to adjourn at 8:15pm

Next meeting scheduled February 3, 2000 at 7:30pm

Respectfully_submitted,

Brian Wieland



199 S. LINWOOD BEACH LINWOOD, MICHIGAN 48634 517-697 3209 FAX:

January 22, 2000

KAWKAWLIN TOWNSHIP PLANNING COMMISSION PRESIDENT WILLIAM DORE AND COMMISSIONERS KAWKAWLIN TOWNSHIP 48631

President Dore, Vice President Hetherington, Secretary Wieland, Commissioner Arnold, Commission Dore, And Commission Eckerle:

Let it be of public record that as of February 3,2000 I will be offering my resignation to the Kawkawlin Township Planning Commission. It is with great concern that this decision be made at this time but I feel that this decision is necessary prior to the creation and modification of the Kawkawlin Township Master Planning. Because I will be placing my house on the market soon and moving out of the Township, I find the timing is in good judgment and with all due respect. I feel the time has not been of lost value because I have gained new relationships and political knowledge. I wish the Planning Commission, Township Board, Public and all involved in the planning process good luck because with a good foundation plan you will be capable of building any type of township that you choose.

Respectfully yours,

Richard J. Lefevre

Resignation accepted 2-3-00 William Noze

Kawkawlin Twp. Planning Commission

Kawkawlin Township Planning Commission Meeting February 3, 2000

Meeting opened at 7:25pm by chairman Bill Dore

Members present: B Dore, M Arnold, C Eckerle, J Hetherington, and B Wieland

Public Input: None

OLD BUSINESS

Discussed pole barn ordinance, township board has it under consideration

Lloyd Pajot driveway situation is to go to the Board of Appeals. Planning commission has no authority to act on this matter.

NEW BUSINESS

Information from the Michigan Townships Association winter conference was presented by M Arnold.

a) Ordinances must fit the master plan

b) Master plan should be reviewed regularly

Notice to publish the April meeting was moved by C Eckerle, seconded by J Hetherington.

Motion carried. BOARD TO BE INCLUDED.

TWP.

Valerie Kieb reported that Keith Charters will be at the April 6 meeting to work with the township meeting to work on master and land use plan. Also reported that the build out analysis is currently being done by McKenna and Associates.

We received an invitation from the Bay County executive office in regards to the land use planning meeting on February 17, 2000 at 3:30, at the county building.

Received a resignation letter from Rick LeFevere, J Hetherington moved to accept, seconded by M Arnold. Motion carried.

B Wieland moved to adjourn at 8:30pm, seconded by M Arnold.

Respectfully submitted,

Brian Wieland

Kawkawlin Township Planning Commission Meeting March 2, 2000

Meeting opened at 7:27pm by Chairman Bill Dore

Members present: C Eckerle, J Hetherington, B Wieland, B Dore and M Arnold

Minutes were read, corrections were made: the build out analysis is currently being done by Becket & Reder, not McKenna and Associates: township board is also to be invited to the April meeting, I Hetherington moved to approve minutes with these corrections, C Eckerle seconded, Motion carried

NEW BUSINESS

The John Staudacher re-zoning request:

Public input by Shawn Clark and John Staudacher

Discussion took place as to whether it was C2 or light industrial. After much discussion I Hetherington moved to approve the zoning change to C2, seconded by M Arnold, motion carried.

Kawkawlin Township re-zoning request on south side of Beaver Rd, east of M-13: Discussion to change from CH to C2, motion by J Hetherington to approve this change, seconded C Eckerle, motion carried.

Leonard Ballor discussed the duplex issue, where they may be built in country home zoned areas, wants the planning commission to consider an amendment to current zoning laws.

OLD BUSINESS

Valerie Kieb displayed the township maps that they have worked on and discussed plans for the April 6, 2000 meeting.

B Wieland moved to adjourn at 8:40pm, seconded by M Arnold.

Respectfully submitted,

Brian Wieland

Brian D Muland

Brian Wieland

entre de la company de la c La company de la company d

e to define and the first and the control of the co

en de la companya de la co

tollog Communication for the property of Historian to the content of the Analysis of Control (Control of Control of Contr

and the second of the second o

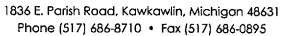
en som komplet til med står står i knyllegjegge

5.15 To 2.25 (\$45.50)

क्षित्रसम्बद्धाः स्टब्स् । १००० स्थापन्यः १८४० - १००० १८५४ - १८४४ १८४

KAWKAWLIN TOWNSHIP

BAY COUNTY, MICHIGAN



Roy DeLorge Supervisor MELVIN MCNALLY Trustee PATRICK H. BESON

March 28, 2000 Kawkawlin, MI 48631

Julie Ann Sloan 743 S. Linwood Bch. Rd. Linwood, MI 48634

Dear Julie:

IICHAEL E. ARNOLD

SANDRA J. KLASS

Re: Kawkawlin Township Planning Commission

Julie, the purpose of this letter is to confirm your appointment to the Kawkawlin Township Planning Commission. The appointment will expire at the end of December 2000.

This action was taken at a Regualr meeting of the Township Board of Trustees on March 27, 2000.

Sincerely,

Michael E. Arnold, Clerk

Kawkawlin Township

1836 E. Parish Rd.

Kawkawlin, MI 48631

FROM : WIELAND FARM

FAX NO. : 5176841003

Apr. 10 2000 09:18AM

Kawkawlin Township Planning Commission Meeting April 6, 2000

Meeting opened at 7:30pm by chairman Bill Dore

Members present: C Eckerle, J Hetherington, B Dore, F Dore, and B Wieland

Public Input: None

OLD BUSINESS

None

NEW BUSINESS

Keith Charters presented information on methods that the township could update its master plan, several new innovative and interesting ideas were presented. After the presentation there were questions and comments. Valerie Kieb will coordinate the next meeting to do the design modeling workshop.

F Dore moved to adjourn at 9:15, seconded by J Hetherington.

Respectfully submitted.

Brian D Wieland

Brian Wieland

motion made by C. Eckerle + seconded by J. Hethingson to approve the march 3, row. Motion carried.

C. Eckerle

Subj: Planning Commission Minutes

Date: 05/07/2000 11:40:27 AM Eastern Daylight Time cmeckerl@alpha.delta.edu (Christine Eckerle)

esteywoodtick@AOL.com

Hi Mike,

Here are the minutes for last Thursday night.

Kawkawlin Township Planning Commission Meeting May 4, 2000

Meeting was opened by acting chair Jack Hetherington at 7:30 pm.

Members present: M. Amold, F. Dore, C. Eckerle, J. Hetherington, J.

Sloan

Members absent: B. Dore, B. Wieland

Public Input: None

Old Business:

The minutes for the April 6, 2000 meeting were corrected to show that the March minutes had been accepted.

New Business: Julie Sloan was introduced to the group as a new member.

Discussion was held concerning the use of such areas in the Township as 1-75 & Linwood Rd. overpass, South side of Linwood Rd. from M-13 to, and including, the school, and Beaver Rd. from M-13 to Old Kawkawlin Rd. J. Hetherington made a motion to hold a public hearing to update the land use map. Fred Dore seconded the motion. The motion passed. Mike Arnold will start Township notification procedures.

Keith Charters will be coming to our area on June 1, 2000. Mike and Jack will clarify if he is going to meet with us or not.

Marvin Webber was introduced to the Commission. Mr. Webber has volunteered as a citizen to us update the Land use map.

Jack Hetherington made a motion to adjourn the meeting. Mike Arnold seconded the motion. The meeting was adjourned at 8:30p.m.

Respectfully submitted,

Christine Eckerie, acting secretary
— **********************
Christine Eckerle
http://www.delta.edu/~cmeckerl
Technical Division
Delta College

	— Headers			
Return-Path:	<cmeckerl@< td=""><td>②alpha.delt</td><td>a.edu></td><td></td></cmeckerl@<>	②alpha.delt	a.edu>	

Commence of the second And the William Control

. . . .

and the property of the second second second second

the experience of the property that is also as

A Deal of the Contract of the Second Section 1997

But the second of the second o

化硫酸 化铁铁铁矿 医氯化苯酚甲烷

The Mark Starting of the Co

But I was to the state of the s Charles the Charles of the Charles

数十分(1947年) · 1957 · 187 · 197

and the second and th The state of the s

A Comment of the contract of the same for th

ARE SHOULD BE TO SEE THE PROPERTY OF THE PROPERTY OF THE · 表现在分别,我们的对象的现在分词,就是一种多种的人的对象。

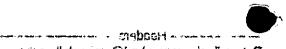
Service the fire in the following and a service the first of the make the first of the state of the state of the state of the

College Colleg

The state of the s

the section of the se

"我我们的"我会" "我们的"我们"



Regular seriether grant the transfer all the secretary with the secretary and the first property and the secretary with the se

Continued

Robert Bragiel 1704 E. Linwood Rd., LInwood, MI 48634

Robert Vennix 947 Mackinaw Rd.,, Kawkawlin, MI 48631

Thomas Schindler 261 E. Townline Rd., Kawkawlin, MI 48631

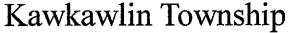
Julia Sloan 743 S. Linwood Bch., Rd., Linwood, MI. 48634

Loretta Rozek 128 E. Parish Rd., Kawkawlin, MI. 48631

Sandra Klass

1600 E. Beaver Rd., Kawkawlin, MI 48631

Robert Satkowiak 1308 E. River Rd., Kawkawlin, MI 48631



1836 E. Parish Rd. Kawkawlin, MI 48631 517-686-8710 Fax 517-686-0895



Richard Reno, Jr. 1451 ParishaRd., Kawkawlin, MI 48631

Jim Davidson 2341 E. Beaver Rd., Kawkawlin, MI 48631

Mark Satkowiak 1345 E. River Rd., Kawkawlin, MI 48631

Leonard Ballor 2416 E. Linwood Rd., Linwood, MI 48634

Patrick Beson 1946 E. River Rd., Kawkawlin, MI 48631

Glen Groeschen 893 E. Cottage Grove Rd., Linwood, MI 48634

Eugene Meylan 562 S. Seven Mile Rd., Kawkawlin, MI 48631

Clem N. Reeves 1195 S. Brissette Bch., Kawkawlin, MI 48631

Henry Meylan, Jr. 236 Schmidt Rd., Kawkawlin, Mi 48631

Melvin McNally 2081 Fraser Rd., Kawkawlin, MI 48631

Clare Pajot 236 S. Huron Rd., Linwood, Mich48634

Melvin Kruse 2068 Seven Mile Rd., Kawkawlin, MI 48631

William Dempster 837 S. Linwood Bch. Rd., Linwood, MI 48634

Tom Dore 1026 E. Beaver Rd., Kawkawlin, MI 48631 Kawkawlin Township Planning Commission Meeting June 1, 2000

7:33 p.m. Meeting was called to order by Mike Arnold Motion by Mike Arnold, seconded by Hetherinton to have Brian Wieland moderate the meeting. Carried

Present: M. Arnold, F. Dore, J. HEthering, J. Sloan, B. Wieland

OLd Business:

Motionnto correct minutes of previous meeting to read:

M13 to school only M13 to Old Kawkawlin Rd. to Two Mile

Motion by Arnold to accept. Seconded by Dore. Motion carried

Discussion of actual population count Projected 6087 Actual 4862

New Business:

Hearing to receive public comment on updating the Land Use Map. After a lengthy discussion the Planning Commission unanimously voted to recommend to the Board of Trustees that a change be made in the Land Use Map to show M13 to Two Mile as commercial property.

Several guests from Pinconning High School were introduced and welcomed by ${\tt Mr.}$ Wieland

Tentative date for Keith Charters to make a presentation to the Planning Commission is August 3, 2000 at 7:00 p.m.

Môtion by Jack Hetherington, seconded by Mike Arnoldto table the discussion of M13 to Linwood School on Land Use Map until Mr. Arnold contacts Fraser Twp. Unanimous.

Motion to cancel July meeting by Jack Hetherington seconded by Fred Dore. Unanimous.

Motion to adjourn 8:35 p.m. by MIke Arnold, seconded by J. Hetherington. Unanimous.

Submitted by Julie Sloan Acting Secretary Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 Sept. 7, 2000 (regular meeting)

7:30 p.m. Meeting was called to order by Vice-chair Hetherington.

Roll call - Present: Hetherington, F. Dore Jr., Sloan, Arnold.

Absent: Wieland, W. Dore Jr., Eckerle

Opened meeting to comments regarding request of G & H Producers for rezoning from C-2 to commercial status.

A number of residents spoke in opposition.

Mr. Gallaher was looking for future use if though now allowed to operate because of being grandfathered.

Motion by Arnold/Dore to deny the request at this time because of a lack showing a reason for requesting such. Ayes: Arnold, Sloan, F. Dore Jr. Nays: Hetherington.

8:15 p.m. Adjourned on motion by Sloan -- carried

Submitted by;

Julie Sloan, Acting Secretary

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

Sept. 20, 2000 Kawkawlin, MI 48631

Daniel McDonald 1420 E. Wetters Rd Kawkawlin, MI 48631

Dear Dan:

MICHAEL E. ARNOLD

SANDRA I KLASS

Treasurer

Re: Kawkawlin Township Planning Commission.

Michael & lemoted

The purpose of this letter is to confirm your appointment to the Kawkawlin Township Planning Commission for a period of three years.

This action was taken at a Regualr meeting of the Township Board of Trustees on September 11, 2000.

Sincerely,

Michael E. Arnold, Clerk

Kawkawlin Township

1836 E. Parish Rd.

Kawkawlin, MI 48631

KAWKAWLIN TOWNSHIP PLANNING COMMISSION MEETING OCTOBER 5, 2000

Meeting opened at 7:35 pm by acting chairman J Hetherington

Members present: J Hetherington, F Dore Jr, J Sloan, B Wieland and D McDonald.

Members absent: C Eckerle

Sept 7, 2000 minutes approved as printed, motion by M Arnold 2nd F Dore Jr Carried.

OLD BUSINESS

None

NEW BUSINESS

F Dore Jr nominated as chairman by J Hetherington 2nd by J Sloan Carried. J Sloan nominated as Secretary by M Arnold 2nd by J Hetherington Carried.

Changed the private road ordinance to allow a cul-de-sac or T at the road end. Still must meet Bay County Road Com. Specifications. Moved to support by J Hetherington 2nd by J Sloan Carried.

Discussion on hiring a professional planner to update land use maps and ordinance books. This will be done in co-operation with township board. Moved to support M Arnold 2nd by J Sloan Carried.

M. Arnold contacted township attorney on the duplex ordinance. Will report at future meeting.

B Wieland motioned to adjourn 2nd by I Sloan Carried at 8:30 pm.

Respectfully submitted.

nan Wille

Brian Wieland Secretary Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 November 2, 2000 (Regular meeting)

7:30 p.m. Meeting was called to order by Chairman Dore.

Roll call of Officers: Present -- Arnold, Hetherington, McDonald, F. Dore Jr.

Absent -- Eckerle, Sloan, Wieland

Oct. 5, 2000 -- Approved as printed. Carried.

There was discussion on various aspects of what we are looking for or need to address in the new MP and ordinances.

appr'el 12-7-00

- 1. Lot size in AG areas
- 2. Location of Duplex housing
- 3. Re-write Master Plan & Up-date zoning ordinance.

Listed names of firms that we would like to send letters to:

McKenna & Assoc.

Wade-Trimm

Spicer Engineering

R. C. Engineering

Bartow & King

Civil Engineering Consultants.

Chairman is to draft a letter to be sent out during November, 2000

8:05 p.m. Adjournment on motion by Hetherington.

Michael Elizabet

Submitted by;

Michael E. Arnold

Acting Sec.

Kawkawlin Township Planning Commission 1836 E. Parish Road Kawkawlin, Michigan 48631

December 7, 2000 (Regular Meeting)

7:30 pm: Meeting was called to order by Chairman Dore

Roll call of Officers present: Hetherington, Dore, Sloan, and

McDonald.

Absent: Arnold, Eckerle, and Wieland

November 2, 2000 minutes approved as written carried.

Old Business: Further discussion of MP and Ordinances.

New Business: none

Point of Information: Dick Sabias is the new Building Inspector.

7:55 pm: Adjournment on motion by Hetherington

Respectfully submitted Julio O Slow

Julie Sloan

Secretary

Kawkawin Townghip Planning Commission 1836 E. Parish Road Kawkawiin , Michigan 48631 És

December 7, 2000 (Regular Meeting)

7:30 party Maeting was called to order by Charman Dore Rois call of Officers present. Hetherington, Dore, Slean, and McDonald.

H

absent: Arnold, Edeste, and Weiend

November 2, 2000 minutes augmoved as nonteen carried.

Old Susaness: Further discussion of NP and Ordinances. 🕒

new Business, none

ිත්වන් දින්නේ දින්නේ මායේ නිස් නි නිස් නිස් වියන් විශාවිත විශාවිත

7.55 per Augunaneut er motion by éstactiques

Respectfully selmitted July Stoac Secretary Kawkawlin Township Planning Commission 1836 E. Parish Road Kawkawlin, Michigan 48631

January 4, 2001 (Regular Meeting)

7:30 pm:

Meeting was called to order by Chairman Dore.

Roll call of officers present: Arnold, Dore, Eckerle,

McDonald and Sloan.

Absent: Hetherington and Weiland

December 7, 2000 minutes approved as written, carried.

Old Business: Further discussion of Master Plan.

New Business: none

8:00 pm: Adjournment on motion by McDonald.

Respectfully Submitted:

Secretary

kawkawin Toansino Parang Johansson 1836 f. Paceli Rhad Kawkawel Mohigan | 48611

summy at 2007 (Regular Morning)

V39 pm: Hersimp was called to order by Charman Gara.
Roll call of bijets present: Amoud Dose, Ednade.
(McDoneil and Store).

appeart statementation and definite

December 8 Seal mounts approved as arress, frances

The Similar of the transfer of the control of the

New Brownship House

8,60 gas a control of topological and the top the

Respectively Sumplestical

्यक्षा अध्याप

Kawkawlin Township Planning Commission 1836 E. Parish Road Kawkawlin, Michigan 48631

March 3, 2001 (Regular Meeting)

7:30 p.m.: Meeting was called to order by Mike Arnold, as the Chairman and Vice Chairman were both absent

February 2, 2001 minutes approved as written, carried.

Old Business: None

New Business: Proposal by Trin Tel communications to construct a TelecommunicAtion Tower on the Clinton Wackerle property on 1153 East Townline Road, Kawkawlin, Mich. After much discussion Eckerle made a motion to accept the proposal-second by McDonald - Passed unanimously

Presentation was made by Chari Smith + Sherri Sheppard concerning the possibility of a Bed and Breakfast business. Board will review the possibility.

Copies of Master Plan and Zoning ordiance changes from 5 companies were distribued to be discusse at April's meeting

8:15 p.m.: Adjournment on motion by Weiland

Respectfully Submitted:

Julie Sloan Secretary Kalasenska i odsamba Dismosaj ilika najsman bilo iz Paskah Robe Growniek bir Makapa 1863)

LIFE BOOKER TO GET THE POST OF TOWNERS

TO DESCRIPT TRANSPORT WAS A CONTROL OF CONTROL OF THE CONTROL OF T

Fourtesty 2 2011 Francisk Sportoved as written compati-

are, contiamino

hour Breiteet Hussecul by Len Telegorish peacest places of collections of the state of the second property of the full state of the collection of the second property of the full state of the offere of the second property of the s

dicerniciona mas can ellegolicol i com eliment di com el chem diagnosco concerno, a com Dispolocy et a ibro sed espadesci ecidente el borgo en le de y ibro economic

Capies of Magree Herrard Porely and Livre on 1994 from a classification of the continued from the Consense of the Consense of Abrahamana

British a Representation of the control of the same

्राम्य प्राप्ता अस्ति । व्याप्ता अस्ति

anostalia. Pantotalia

PAYROLL VOUCHER

QUARTER, MAY, JUN)	

WE HEREWITH SUBMIT THE COMMISSION PAYROLL REPORT FOR THE FOLLOWING MEETINGS:

ŅAME	APR	ETING DA MAY	TES JUN	SPECIAL TO MEETING	ΓAL
Fred Dore	V	/	V.	4-19-01	
Mile arnold	/		/		
Julie Sloan	V		/	//	
Christine Eakerla			/		
Dan Ma Donald	V		/ .		
Wieland	ale	V	/		
Hellerington	abs				

MINUTES OF THE MEETING ATTACHED:

* (SEE OTHER ATTACHMENTS)

(CHAIRMAN)	
	· · · · · · · · · · · · · · · · · · ·
•	
(SECRETARY-TREASURER)	

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 June 7, 2001 (Regular meeting)

7:30 p.m. Meeting was called to order by Chairman Dore.

Roll call of Officers: Present -- Arnold, Hetherington, McDonald, F. Dore Jr., Eckerle, Sloan, Wieland.

Absent -- None

April 5, 2001 -- Approved as printed. Carried.

Old Business

Continued discussion of four propsals for Planner to use to up-date Master Plan.

Motion by Arnold/Eckerle to contact Wade Trim and Spicer Engineering to present additional information to the Planning Commission at a Special meeting to be held on June 28, 2001. Carried.

New Business

Motion by Wieland/Hetherington to cancel the July 5, 2001 meeting. Carried.

8:10 p.m. Adjournment on motion by Eckerle.

Submitted by;

Julie Sloan, Secy.

on a legan at spanis glad spite the World Salar Sular and Salar Sular and Salar Sular and Salar Sular and Salar Established Salar Sular S

water and or or or office and of the comme

างแล้วได้ การที่มี และ แล้วแล้ว แล้ว เรียบ คุณต่อ เช่าตามันนาสถึก การแล้ว หมู่ หมู่คำการแ<mark>น่งี้</mark> เหตุที่ก็การตาหรือ

The state of the s

के उद्धानिक स्थापन के हैं है है है है है है है जो कि साम जो के उन्हें के साम के कि प्राप्त के प्राप्त के प्राप है है है है है के स्थापन के स्थापन के साम के स्थापन के साम के साम के सम्बद्धित के सम्बद्धित है है है है है है

ন্ত কৰিব বিজ্ঞানিক প্ৰতিষ্ঠান প্ৰতিশ্ৰমিক বিজ্ঞালৈ হ'ব বিজ্ঞানিক কৰিব কৰিব কৰিব কৰিব কৰিব স্থাপিত কৰিব কৰিব কৰ তেওঁ কৰিব প্ৰতিশ্ৰিক বিজ্ঞানিক বিজ্ঞানিক প্ৰতিশ্ৰমিক কৰিব সংক্ৰম কৰিব কৰিব হ'ব বিজ্ঞানিক স্থাপিত কৰিব কৰিব কৰি

· 如此 你睡来 海底点

Company of the Control of the statement of the statement

Control of the state of the second of

Company of the contract

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 July 12, 2001 (Special meeting)

7:00 p.m. Meeting was called to order by Chairman Dore.

Roll call of Officers: Present -- Arnold, Hetherington, McDonald, F. Dore Jr., Eckerle, Sloan, Wieland.

Absent -- None

Minutes of June 7, 2001 -- Approved as printed. Carried.

Old Business

Continued discussion on recommendation the Township Borad of Trustees regarding a firm to do the new 20 year Master Plan.

A motion was made by Wieland/Hetherington to recommend the firm of Wade-Trim if they would agree to our personnel requirements. Adam Young is to be the project manager and laison with the Planning Commission and the public. If Wade-Trim will not agree in writing to this pesonnel change, the Planning Commission will resind the vote and recommend Spicer Engineering on an unamious vote.

The above motion was passed unanimously on a roll call vote..

Chariman Dore and B. Wieland are to meet with Mr. Donahue to either agree or disagree with this above mentioned motion.

8:00 p.m. Adjournment on motion by McDonald/Hetherington.

relie Stranfunea

Submitted by;

Julie Sloan, Secy.

The court of the control of the cont

Constitution of the Constitution of the Constitution for

Chailte Mar Leit Nathau Baut ann tal Leagain an 17 de 1903 an 1903 an 1904 an 1906 an 1906 an 1906 an 1906 an Leagain tal 1983

The track of the state white the terms of the

2. 4. 1997 A. 1987

करान्य के प्रति के किया किया करिए के निर्देश करान्य कर के उन्हरी के लिए के किया के किया के किया के किया कर कर किया के किया के कार्य के किया के किया के किया किया किया किया के किया किया के किया के किया के किया के किया के क करान के कार्य के कार्य के किया कि किया किया के किया के किया किया के किया किया के किया किया किया के किया के किया किय

िसंस्तर्भे । इन्तु । एक व्यवस्थितवर्धिक व्यवस्था वर्षे । जैना रूपा । योक्ता प्राप्ति के विकास स्वर्धिक विकास व विकास वि

Carrier and Artist Carrier (1986) of the control of the expension of the Artist

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 August 2, 2001 (regular meeting)

7:30 p.m. Meeting was called to order by Vice-chairman Hetherington.

Roll call of Officers: Present -- C. Eckerle, J. Sloan, D. McDonald, J. Hetherington, M. Arnold.

Absent -- F. Dore Jr., B. Wieland.

Minutes of July 12, 2001 -- Approved as printed. Carried.

Old Business

Wade-Trim will be the Master Planner for the Township as approved by the Board of Trustees.

New Business

Dale Synder addressed the Planning Board concerning duplex development. A Special use hearing would have to be held for this to happen in a residential district.

7:55 p.m. Adjournment on motion by McDonald/Hetherington.

Submitted by;

Julie Sloan, Secy.

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 September 6, 2001 (regular meeting)

7:30 p.m. Meeting was called to order by chairman Dore.

Roll call of Officers: Present -- C. Eckerle, J. Sloan, D. McDonald, J. Hetherington, B. Wieland, F. Dore Jr.

Absent - M. Arnold.

Minutes of August 2, 2001 -- Approved as printed. Carried.

Old Business

There will be a Special meeting on October 18, 2001 at 6:30 p.m. with Wade-Trim to begin work on the Master Plan.

Ed Gallahar asked the board for an update on the possible rezoning of his property at 2320 S. Fraser road. On a motion by J. Hetherington we extended the one year time from by 3 months to resolve the zoning issue of the propers of G & H Producers.

New Business

None.

8:00 p.m. Adjournment on motion by Hetherington.

Submitted by;

Julie Sloan, Secy.

Kawkawlin Township Planning Commission 1836 E. Parish Road Kawkawlin, Michigan 48631

February 2, 2001 (Regular Meeting)

7:30 p.m.: Meeting was called to order by Chairman Dore.

Roll call of officers present: Dore, Eckerle,

McDonald, Sloan, and Wieland. Absent: Arnold and Hetherington

January 4, 2001 minutes approved as written, carried.

Old Business: Motion by Brian Wieland to extend the deadline

for proposals to update the master plan to March 1, 2001. Second by McDonald, carried

unanimously.

New Business: None

7:50 p.m.: Adjournment on motion by Eckerle

Respectfully Submitted:

Secretary

ক্ষা কৰিছে। প্ৰতিয়ে কৰিছে সংগ্ৰহণ কৰিছে কৰিছে। বিশ্ববিদ্যালয় কৰিছে। বিশ্ববিদ্যালয় কৰিছে। ইন্ধাৰী কৰিছে। বিশ্ববিদ্যালয় সংগ্ৰহণ কৰিছে। কৰিছে কৰিছে। স্বাধী সংগ্ৰহণ কৰিছে।

faithean experiences of the

EMPLOSERABILES DE MOSERE ENERGE LORGANISME DE POSE DE LAFELIO E REMA COMPANISME PRESENTATO (CONTROL) LA PORTE COMPANISME DE MODEL PROSENTA PORTE PROSENTANT LA MENOR DE CARRONE E

CHARLES COMBINED CONSTRUCTION OF PROPERTY AND RESERVE

त्रात्त अस्तात्र क्षेत्र विश्व क्षेत्र व्यवकृतिक विश्वविद्यात्र क्षेत्र क

WERE STANFOR

ं कार्यक्षेत्री पुरुष्कान्य कार्यक्षात्राच्या स्वयं । स्वयं स्वयं

。1998年1994日 - 1995年1995年1995

Established And

Kawkawlin Township Planning Commission

The meeting was called to order by Chairman Dore on October 18, 2001 at 6:00 p.m. Mr. Arnold, Mr. Hetherington, Mr. Dore, Mrs Eckerle, and Mr. McDonnald were present. Ms. Sloan and Mr. Wieland were absent. Also present were Ms. Klass, Mr. DeLorge.

A motion was made by Mr. Hetherington and seconded by Mr. McDonnald to accept the minutes of the last meeting.

Adam Young from Wade-Trim lead the group through the current demographics and physical aspects of Kawkawlin Township. This current status report was to lay the groundwork for future meetings. The Township Master Plan will be developed by understanding our current situation and using this information to plan for the future. The planning process will involve four meetings over twelve months. Our next meeting will be December 6, 2001 and at that meeting, we will review our goals and objectives. Two meetings in January have been set. We will use our regular meeting and one on January 31 to work on the Master Plan.

It was decided to send all of our corrections of the book describing our current situation to Mike Arnold and he will relay them to Adam. We need to have our corrections, especially on the maps, to Mike by December 6, 2001.

A motion was made by Mr. Hetherington and seconded by Mr. Arnold to start the November meeting at 7:00 p.m. The motion was carried.

A motion was made to adjourn the meeting by Mr. Hetherington and seconded by Mr. McDonnald. The meeting was adjourned at 8:25 p.m.

Respectfully submitted by:

Christini Eckele

Acting Secretary

(CHAIR	MAN)	
7		
	Son -	
SECRE	TARY-TREASURER)	

December 6, 2001 (Regular Meeting)

6:30

230 p.m. Meeting was called to order by Chairman Dore. Roll call of officers present: Arnold, Dore, Eckerle, Heatherington, McDonald, Weiland, and Sloan.

Absent: None

October 2000 minutes approved as written; carried.

Old Business: Adam Young of Wade-Trim Engineering presented the goals and objectives of the future Master Plan; there was extensive discussion. There will be a special meeting held on January 31, 2001 at 6:30 p.m. to review the future land use map for the new Master Plan.

8:00 p.m. Adjournment on motion by Heatherington.

Submitted by; Juli Sloan

w/corrections approved 1-3-02

Kawkawlin Township Planning Commission January 3, 2002- Minutes

Chairman Dore called the meeting to order at 7:30 p.m.

Member	Present	Absent	Agenda
Arnold	X		Special Use Permit - Henry Ribek
Dore	×	Ì	
Eckerie	X		
Hetherington		X	
McDonald	X		
Sloan		Х	
Wieland	X		

Minutes: Date changed to October, 2001 from October, 2000. Motion by Mr. Arnold and seconded by Mr. McDonald to approve the minutes with the change. Motion carried.

Old Business:

Mr. Wieland and Mr. Arnold worked with Wade-Trim to determine the current land usage for the basis of re-writing of the Master Plan. The next meeting with Wade-Trim will be January 31, 2002.

New Business:

The special use permit application made by Mr. Henry Ribek was discussed. A motion was made by Mr. Arnold and seconded by Mrs. Eckerle to approve the special use permit with the addition of the words, "must be in compliance with all applicable township ordinances". The motion was the use of buildings from the labor camp to be used for storage and this usage must be in compliance with all applicable township ordinances. The roll call vote passed with no one voting against it.

A motion was made to adjourn the meeting by Mrs. Eckerle and seconded by Mr. Wieland. The motion passed and the meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Christine Eckerle, acting Secretary,

Christini Eckele

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 January 31, 2002 (Special Meeting)

6:30 p.m. - Meeting was called to order by Chairman Dore.

Roll Call of Officers present: Arnold, Dore, Hetherington, McDonald, Weiland, and Sloan

Officer absent: Eckerle

January 3, 2002 minutes approved as written - carried

Items for Consideration - Presentation of the Future Land Use Map by Wade-Trim & Associates. After lengthy discussion, Hetherington moved to increase the area for business opportunity on the east side of I-75 at Beaver Rd. so that it matched that on the west side of I-75 at Beaver Rd. Motion seconded by Arnold. A roll call vote was taken. Motion was passed by a 4-2 margin.

Hetherington moved to schedule the first meeting to view the future zoning ordinance plan on April 11, 2002. Second by Arnold. Motion passed unanimously.

As there was no business on the agenda for February, the meeting for February 7,2002 was cancelled; Arnold is to publish a notice of cancellation.

New Business - None

Motion to adjourn at 7:45 p.m. by Weiland; second by Hetherington.

Respectfully submitted,

Julie Sloan

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 March 7, 2002

7: p.m. - Meeting was called to order by Chairman Dore.

Roll Call of Officers present: Dore, Eckerle, Hetherington, McDonald, Weiland, and Sloan

Officer absent: Arnold

No minutes were presented as no February meeting was held.

Items for Consideration:

October 3, 2002

Proposal by Donna cutting Edge to build a new beauty shop on M-13, Lot 1450. Motion to accept proposal by Eckerle; 2nd by McDonald. Motion passed unanimously on a roll call vote.

Representatives from American Legion Post 239 of Linwood approached the Board about the possibility of building a new post in Linwood. Adam Young of Wade-Trim will be contacted to obtain opinion on possible rezoning needs.

Motion by Hetherington; 2nd by McDonald to start the Planning Commission meetings at 7:00 p.m. instead of 7:30 p.m. Motion passed unanimously.

A special meeting is scheduled on April 11, 2002, at 6:30 p.m. to review the first presentation of the new zoning ordinances.

The schedule for future Planning Commission meetings is as follows:
April 4, 2002
May 2, 2002
June 6, 2002
No meeting in July
August 1, 2002
September 5, 2002

Kawkawlin Township 1836 E. Parish Rd. Kawkawlin, MI 48631 989-686-8710 Fax 989-686-0895 Donna's Kair Salon I NEED to EXTEND WALL to WEST END of BASIN (WATER BASIN) ORAin for BASIN 15 FROM BOTTOM 3' FENCE AROUND BASIN Len talk to Building Inspector about this Called Kily 5/20/02 agreed to install fence around York

Perposed Retention Basin Diept cut back

> RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

> > RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE (schedule continued) November 7, 2002 December 5, 2002 January 2, 2003 February 6, 2003 March 6, 2003

A motion to adjourn the meeting at 8:05 p.m. was made by Hetherington; 2nd by Eckerle-carried unanimously.

Respectfully submitted,

Yulie Sloan

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 April 4, 2002

7: p.m. - Meeting was called to order by Chairman Dore.

Roll Call of Officers present: Arnold, Dore, Eckerle, Hetherington, McDonald. and Sloan

Officer absent: Weiland

Minutes of the March meeting were approved as written.

Items for Consideration:

- 1. Representatives from the American Legion Post 239 of Linwood approached the board about the possibility of building a new post in Linwood. Referred again to Adam of Wade-Trim to address zoning issues.
- 2. Mr. and Mrs. Mike Krsziak addressed the board concerning the rezoning of their property on the S.W. corner of M-13 and River Rd. After a lengthy discussion, zoning will remain residential.
- 3. Mr. Birney Loland approached the board about rezoning his property on the N.W. corner of Boutell and M-13. He was advised to apply for a permit for a used car lot not to exceed five cars.
- 4. A special meeting will be held on April 11, 2002, at 6:30 p.m. to review the new zoning proposals.

The meeting was adjourned at 8:00 p.m. on a motion made by Hetherington and second by McDonald.

Respectfully submitted,

Julie Sloan

Kawkawlin Township Planning Commission April 11, 2002- Minutes

Chairman Dore called the meeting to order at 6:30 p.m.

Member	Present	Absent	Agenda
Arnold	X		Review of Master Plan
Dore	X		
Eckerle	X		
Hetherington	X		
McDonald	X		
Sloan		Х	
Wieland	X	• • •	

Adam Young from Wade-Trim reviewed the planning process for the Master Plan and the Ordinances with the Commission. 2000 Census data will be released in May and this will be used for the Master Plan. Previous Census data will be used if the 2000 Census data is not available.

Adam handed out the last chapters of the Master Plan for the Commission's review. Commission members need to review the rest of the plan and get any comments to Mike Arnold. Mike will pass those on to Adam.

Adam said that we would now start drafting the Ordinances for the Township. These drafts would require community input.

May 16th at 6:30 will be our next meeting with Adam.

A motion was made to adjourn the meeting by Mrs. Eckerle and seconded by Mr. Wieland. The motion passed and the meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Christine Eckerle, acting Secretary.

Kawkawlin Township Planning Commission May 2, 2002- Minutes

Chairman Dore called the meeting to order at 7:05 p.m.

Member	Present	Absent	Agenda
Arnold	X		Normal meeting
Dore	X		
Eckerle	X		
Hetherington	X		
McDonald	X		
Sloan		Х	
Wieland	X		
,			

A motion was made to accept minutes of the meeting by Mr. Hetherington and seconded by Mr. McDonald. The motion passed.

Chris Botimer asked for clarification on the Township's pond ordinance. He is considering putting one on his property and needed to know what is required. Mr. Arnold said that he would research the present ordinance.

Adam Young from Wade-Trim asked for input on what we liked and didn't like about our current ordinances. The Commission discussed various issues about the current ordinances such as usability.

A motion was made to adjourn the meeting by Mr. Arnold and seconded by Mr. Hetherington. The motion passed and the meeting was adjourned at 8:20 p.m.

Respectfully Submitted,
Mistine Exherte

Christine Eckerle, acting Secretary.

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 June 6, 2002 (regular meeting)

7:00 p.m. Meeting was called to order by chairman Dore.

Roll call of Officers: Present -- A. Arnold, F. Dore Jr., C. Eckerle, J. Sloan, D. McDonald, J. Hetherington. Absent -- B. Wieland.

Minutes of May 2, 2002 -- Approved as printed. Carried.

Items for consideration --

- 1. Bernard LaLonde addressed the Board concerning getting his property on the Northwest corner of M-13 and North Boutell rezoned to C2 commercial for the purpose of selling 5-8 cars. Sharon Rajewski and Roger Nagy, abutting neighbors expressed concerns. A motion by Arnold/Hetherington to recommend to the Township Board that said property be rezoned to C2. Yeas: Arnold, Dore, Eckerle, Hetherington, McDonald, Sloan. Nays: None. Carried.
- 2. Motion by Hetherington/Eckerle to accept the site plan as drawn and recommend the issuing of a Special Use Permit, contingent upon zoning approval. Yeas: Dore, Eckerle, Hetherington, McDonald, Sloan, Arnold. Nays: None. Carried.
- 3. Brad Shaw of Shaw Contracting was advised to request the rezoning of the property in question on M-13 and River road to C2 with a Special Use Permit. A special meeting will be held on July 11, 2002 at 7:00 p.m. to address the requests of Shaw Contracting.
- 4. Mr. & Mrs. V. Germain addressed the Board about the sale of their property on Wetters road and Fraser road. to M&M Investors. They would then want to build ten inside storage units. This was for information only.
- 5. Mr. Mazer Abaulof talked concerning selling outdoor displays on his property at 2083 S. Huron road. Was advised that he would need to file for a Special Use Permit.

8:10 p.m. Adjournment on motion by Eckerle.

Submitted by,

Julie Sloan, Secy.

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 June 27, 2002 (Special meeting)

6:30 p.m. Meeting was called to order by Chairman Dore.

Roll call of Officers: Present -- Dore, Eckerle, McDonald, Sloan.

Absent -- Arnold, Hetherington, Wieland.

Minutes of June 6, 2002 -- Approved as printed. Carried.

Items for consideration --

1. Adam Young of Wade-Trim gave a complete overview of the new Master Plan for Kawkawlin Township. Meeting was then opened to Public comment.

Ron Gage of Fraser Township was concerned as to the effect the new Plan would have on Fraser Township. Concerns will be addressed by the new Zoning Ordinances when approved.

Marvin Webber expressed oncerns over zoning changes and taxes.

Randy Summers concerned about the real definition of "Master Plan".

McOnald moved to accept the new Master Plan supported by Eckerle.

Yeas: Dore, Eckerle, McDonald, Sloan. Nays: None. Absent: Weiland, Arnold, Hetherington. Carried.

A Special meeting will be held on August 22, 2002 to review the newest addition of the Zoning Text. This will be Zoning workshop #2.

7:15 p.m. Adjournment on motion by Eckerle.

Julee Stowywes

Submitted by;

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 July 11, 2002 (regular meeting)

7:00 p.m. Meeting was called to order by Vic-chairman Hetherington.

Roll call of Officers: Present -- C. Eckerle, Hetherington, D. McDonald, Wieland, Sloan. Absent -- Arnold, Dore.

Minutes of June 27, 2002 -- Approved as printed. Carried.

Items for consideration --

1. Public Hearing to present the rezoning of the Adams property on the South west corner of River road and M-13 from Country Home to C-2 commercial.

Mr. Steven Laymon expressed concerns of several environmental issues. Mr. Shaw of Shaw Contruction addressed his conderns.

A motion to recommend to the Township Board of Trustees that said property should be rezoned from County Home to C-2 Commercial was made by McDonald/Eckerle. Yeas: Hetherington, Eckerle, McDonald, Sloan. Nays: None. Wieland abstained from voting. Carried.

7:15 p.m. Adjournment on motion by Eckerle.

Submitted by;

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 August 1, 2002 (Regular meeting)

7:00 p.m. Meeting was called to order by Vice Chairman Hetherington.

Roll call of Officers present: Arnold, Hetherington, McDonald, Wieland, Sloan Absent: Dore, Eckerle

July minutes were approved as written. Motion made by Arnold, seconded by McDonald

Items for consideration:

Presentation of the newly approved Master Plan was made. Mr. Leonard Ballor addressed many questions of zoning issues. A lengthy discussion was held and these issues will be addressed at the review of the proposed new zoning plan to be held on August 22, 2002 at 6:30 p.m.

Meeting was adjourned at 8:16 on a motion by Wieland, seconded by McDonald

Respectfully submitted,

Julie Sloan

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 August 22, 2002 (special meeting)

6:30 p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- C. Eckerle, J. Sloan, D. McDonald, J. Hetherington, M. Arnold, F. Dore, Jr.

Absent -- B. Wieland.

Minutes of August 1, 2002 meeting were approved as written on a motion by Hetherington second by Arnold.

Items for Consideration:

Adam Young of Wade-Trim Associates held a workshop to review the third draft of the new zoning ordinances. A letter written by Attorney Tom Bock was presented for review. Each of his concerns about the new zoning ordinances was addressed. After a lengthy discussion the new ordinance was referred to Wade-Trim for further changes.

A special meeting was scheduled for September 19, 2002 at 6:30 p.m. to review the proposed new zoning map.

Meeting was adjourned at 9:10 p.m. on a motion by Arnold second by Eckerle.

Submitted by;

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 Sept. 5, 2002 (regular meeting)

7:00 p.m. Meeting was called to order by Chairman Dore

Roll call -- Present: Hetherington, F. Dore Jr., Sloan, Arnold, McDonald, Eckerle Absent: Wieland

Minutes of July meeting were approved as written on a motion by Hetherington, second by McDonald.

Items for consideration:

Bernice Adams and Caroline Piotrowski addressed the board with petitions to rezone their properties on the S W corner of Huron and River Rd from Country Homes to Commercial 2. After a very lengthy discussion, a motion was made by Arnold, second by McDonald, to recommend forwarding to the zoning board, a proposed change in zoning on the two properties from Country Homes to C2 Commercial as the abutting property to the East and North are already zoned C2 Commercial.

The motion was passed on a roll call vote 4 - 2.

Yea: Arnold, Eckerle, Hetherington, McDonald

Nay: Dore, Sloan

7:36 p.m. Adjourned on motion by Arnold second by Hetherington

Submitted by;

Julie Sloan, Secretary

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 September 19, 2002 (special meeting)

6:30 p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- C. Eckerle, J. Sloan, D. McDonald, J. Hetherington, M. Arnold, F. Dore, Jr., B. Wieland

Absent -- None

Minutes of September 5, 2002 meeting were approved as written on a motion by Hetherington second by Eckerle..

Items for Consideration:

Adam Young of Wade-Trim Engineering introduced the fourth draft of the proposed new zoning ordinance. A motion was made by Hetherington, second by Eckerle to allow a single family dwelling in C2 as a special exception instead of by right (P# 29 of 4th draft). Motion was passed unanimously by a voice vote. Adam Young then presented the proposed new zoning map for review. After a lengthy discussion, several changes were presented to Adam Young to be incorporated into the proposed new zoning map.

Meeting was adjourned at 8:36 p.m. on a motion by Arnold second by Mc Donald.

Submitted by;

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 October 3, 2002 (Regular meeting)

7:00 p.m. p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- F. Dore Jr., J. Hetherington, McDonald, Sloan.

Absent -- Arnold, Eckerle, Wieland

Minutes of September 19, 2002 meeting were approved as written on a motion by Hetherington second by McDonald.

Items for Consideration:

Motion by Hetherington/McDonald to hold a Public Hearing on amending the Master Plan to include a commercial node at River road and M-13 and to hold a Public Hearing on the new proposed Zoning Ordinance for Kawkawlin Township. Said hearing to be held on December 5, 2002 beginning at 7:00 p.m. or as soon after as possible. Yes: Dore, Hetherington, McDonald, Sloan. No: None. Absdent, Arnold, Eckerle, Wieland. Carried.

Students from Bay City Central school were recognized by Chairman Dore.

Meeting was adjourned at 7:30 p.m. on a motion by McDonald/Hetherington.

Submitted by;

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 November 7, 2002 (regular meeting)

7:00 p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- C. Eckerle, J. Sloan, D. McDonald, J. Hetherington, M. Arnold, F. Dore, Jr.,

Absent -- B. Wieland

Minutes of October 3, 2002 meeting were approved as written on a motion by Hetherington second by McDonald.

Items for Consideration:

- 1. A public hearing scheduled for December 5, 2002, at 7:00 p.m. to adopt an amendment to the Master Plan to create a commercial node extending from a quarter mile South of River Road North to the existing commercial node was confirmed, also the public hearing regarding the proposed Zoning Ordinance.
- 2. A motion was made by Dore second by Hetherington to accept the proposed Ordinance changes of the Zoning Ordinance that were made on the schedule of regulations on page 34 and regarding storage units to add then to the I-1 District by special exception Section 1102.
 - 3. Chairman Dore welcomed three students from Bay City Central High School.

Meeting was adjourned at 7:35 p.m. on a motion by Hetherington second by Mc Donald.

Submitted by:

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 December 5, 2002 (regular meeting)

7:00 p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- C Eckerle, J Sloan, D McDonald, J Hetherington, M. Arnold, F. Dore Jr., B Wieland

Absent -- None

Minutes of November 7, 2002 meeting were approved as written on a motion by Eckerle second by Hetherington.

Items for Consideration:

1. A public hearing to adopt an amendment to the Master Plan to create a commercial node extending from a quarter mile South of River Road - North to the existing commercial node was opened for public comment at 7:04 p.m. by Chairman Dore. The public hearing was closed to public imput at 7:12 p.m. by Chairman Dore.

A motion was made by Hetherington seconded by Wieland to accept the amendment to the Master Plan. Motion passed unanimously on a roll call vote. 7 yes, 0 ney.

2. A public hearing to consider the new zoning ordinance was opened @ 7:15 p.m. by Chairman Dore. As there was no further public input Chairman Dore closed the public hearing @ 7:20 p.m.

A motion to recommend approval of the new zoning ordinances to the township board was made by Hetherington seconded by Eckerle. The motion passed unanimously on a roll call vote. 7 yes, 0 ney.

Meeting was adjourned at 7:35 p.m. on a motion by Arnold second by Hetherington.

Next meeting January 2, 2003, 7:00 P.M.

ulie Sloa

Submitted by:

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 January 2, 2003 (regular meeting)

7:00 p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- J Sloan, D McDonald, J Hetherington, F. Dore Jr., Absent -- M. Arnold, C. Eckerle, B. Wieland

Items for Consideration:

Lavon Relliager approached the board concerning the regulations required for a private dog kennel. Chairman Dore will contact Adam Young of Wade Trim for an interpretation of the new zoning laws concerning dog kennels. The Chairman will then contact Ms. Relliager to explain any regulations concerning a private kennel.

Meeting was adjourned at 7:50 p.m. on a motion by Hetherington second by McDonald

Next meeting February 6, 2003, 7:00 P.M.

Julie Sloon/mea

Submitted by;

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 February 6, 2003 (regular meeting)

7:00 p.m. Meeting was called to order by Vice-chairman Hetherington.

Roll call of Officers: Present -- Arnold, Eckerle, Hetherington, Wieland, Sloan.

Absent -- Dore, McDonald (excused).

Items for Consideration:

A motion was made by Arnold supported by Eckerle to make a change in the original Zoning map; Section 036-300-015-00 from single family dwelling to (LI) Light Industrial. This parcel was missed in the original work. Motion passed on unanimous roll call vote.

Mr. Ed Samborn of Samborn Property Management approched the Board concerning the possibilty of building a storage building with an area for car sales. Mr. Samborn will return to the Board with a new site plan at the March 6, 2003 meeting.

Mr/Mrs Troy Weiss and Brian Huggens approached the Board concering a proposed Body shop (vehicles) and sales to be located in Section 03-400-110. As this property is now zoned residential at this time the property would need to be rezoned. Mr. Arnold will confer with Adam Young of Wade-Trim to address rezoning concerns. The proposal will be readdressed on the March 6, 2003 meeting.

A motion was made by Wieland supported by Arnold to recommend that the Zoning adminstrator take proper action to correct all violations on said property: Section 026-400-185, owned by T. Beson. Passed unanimously on a roll call vote.

Next meeting March 6, 2003, 7:00 P.M.

Submitted by;

Julie Sloan, Secy.

ppid 3-5-03

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 March, 2003 (regular meeting)

7:00 p.m. Meeting was called to order by Chairman Dore.

Roll call of Officers: Present -- Arnold, Dore, McDonald, Hetherington, Wieland, Sloan.

Absent -- Eckerle

A motion was made by Hetherington second by McDonald to accept February's minutes.

Items for Consideration:

A motion was made by Hetherington supported by Arnold to recommend to the township board that the special use permit request by Mr. Ed Samborn concerning the property located in Section 36-300-015-00 be approved. The use of the property will contain a storage barn and an area for car sales

A motion was made by Arnold second by Hetherington to recommend to the township board that the application for rezoning of the property owned by the Estate of Charles G. Huggins located in Parcel # 09-080-003-400-110-00 be approved. This changes the zoning from R1 to C2. The motion was approved unanimously.

A motion was made at 8:15 by Hetherington second by McDonald to adjourn the meeting.

Next meeting April 3, 2003, 7:00 P.M.

Submitted by:

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 April 3, 2003 (regular meeting)

7:00 p.m. Meeting was called to order by Chairman Dore.

Roll call of Officers: Present -- M. Arnold, F. Dore, C. Eckerle, D. McDonald, J. Sloan.

Absent -- J. Hetherington, B. Wieland.

Minutes of March 6, 2003 -- Approved as printed. Carried.

Items for consideration:

1) Special-Use permit for Blue Moose Broadcasting to place a radio tower on parcel 09-080-001-300-010. Motion by McDonald supported by Eckerle to approve the application. This is based on the opinion of the Township attorney and the data which says this firm had been in the process of doing the paper work prior to the adoption of the Zoning Ordinance on December 23, 2002. This would have been allowed under the previous Ordinance. After considerable discussion the motion was approved on an unanimous roll call vote. A detailed site plan will be addressed at the May meeting of the Planning Commission.

2) Motion by Eckerle/McDonald to rezone parcels on the new zoning map that were done inadvertently when the Ordinance was adopted. It was noted that no one could recall wanting to change the zoning on the parcels in question but when the map was redrawn, they had been changed. Errors should be corrected immediately. The Township Clerk is to prepare a list of parcel numbers and present it to the Planning Commission. Motion was approved by unanimous roll call vote.

appvid 5/1/03

8:25 p.m. Adjournment on motion by McDonald/Eckerle

Next meeting May 1, 2003.

Submitted by;

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 May 1, 2003 (regular meeting)

7:00 p.m. Meeting was called to order by Vice-chairman Hetherington.

Roll call of Officers: Present -- Arnold, Eckerle, Hetherington, McDonald, Wieland, Sloan.

Absent: Dore

Minutes of April, 2003 A motion was made by Eckerle/Arnold to accept as printed. Carried.

Items for Consideration:

A motion was made by Arnold supported by McDonald to accept the site plan presented by Blue Moos broadcasting for a 349 ft Radio Tower to be located in parcel #09-080-001-300-010. This approval is contingent on barb-wire being included around the entire main compound area. Carried.

A motion was made by Wieland second by Eckerle to increase the request time for a site plan review to be submitted to the Planning Commission from 48 hours to a minimum of five business days. (Section 1603 Pargraph 2 of Zoing Ordinances. Carried on a unanimous roll call vote.

approbl 6-5-03

A motion was made at 8:05 by Arnold/Hetherington to adjourn the meeting.

Next meeting June 5, 2003, 7:00 P.M.

Submitted by;

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 June 4, 2003 (regular meeting)

7:00 p.m. Meeting was called to order by Chairman Dore.

Roll call of Officers: Present -- Arnold, Eckerle, Hetherington, McDonald, Sloan, Dore.

Absent: Wieland

Minutes of May, 2003 A motion was made by Eckerle/Arnold to accept as printed. Carried.

Items for Consideration:

- 1. The application presented by Jerry Pellitier to build a storage unit 30x40 feet at 2091 S. Huron Road Parcel # 09-080-026-200-250-00 was unanimously approved on a motion by Hertherington/McDonald. The reasons for this approval were two -- (A) It complies with the Zoning Ordinance for that area. (B) It will improve the appearance of said property.
- 2. There was discussion of the possible rezoning of properties that were inadverdently listed incorrectly on the new Zoning Map. The possible changes to the new Zoning map will be presented for a Public Hearing at the August 7, 2003 meeting on motion by Hetherington/Eckerle. Carried.
- 3. There was continued discussion of the "Spad" Beson property on Huron road. There continues to be concern of a proper site plan and other issues.

A motion was made at 8:10 by McDonald/Hetherington to adjourn the meeting.

Next meeting Aug. 7, 2003, 7:00 P.M.

Submitted by;

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 August 7, 2003 (regular meeting)

7:00 p.m. Meeting was called to order by Chairman Dore.

Roll call of Officers: Present -- F. Dore, C. Eckerle, D. McDonald, J. Sloan.

Absent -- Arnold, B. Wieland.

Minutes of June5, 2003 -- Approved as printed. Carried.

Items for consideration:

- 1) A motion by Hetherington/McDonald to accept the new Site-Plan presented by Rivertown Funeral Home be accepted. Fits with present Master Plan and zoning map. It will be an asset to the Township. Carried.
- 2) Motion by Hetherington/Eckerle to accept the new site plan presented by XLT Engineering. Meets the present zoning requirements. Carried.
- 3) A Public Hearing was held to review the changing of the time schedule for the site plan review from 48 hours to 96 hours. Section 1603 (2) Review Procedure. No one came forward for public comment and no written comments were received. Hearing was closed and motion by Hetherington/McDonald to recommend the change to the Township Board. Carried.
- 4) A Public hearing was held to review the possible changes in the zoning map as some areas were zoned incorrectly on the map on oversite. There was no public comment or written comment on this matter. The hearing was closed. Motion by Hetherington/McDonald to accept the proposed changes as listed and to recommend to the Township Board to approve.
 - a) Move Industrial from 09-080-024-100 to 023-200-015 south side of River Rd.
 - b) 09-080-013-300-055 from I-1 to A-R
 - c) 09-080-013-300-010 from R-1 to A-R
 - d) 09-080-011-400-030 from R-1 to State Game Area (A-R)
 - e) 09-080-011-400-035 from R-1 to State Game Area (A-R)
 - f) 09-080-012-100-01 from R-1 to A-R
 - g) 09-080-011-200-020 & 025 from R-1 to A-R
 - h) 09-080-011-200-030 east of track from R-1 to A-R
 - i) 09-080-011-200-015 from R-1 to A-R
 - j) 09-080-001-300-010 from R-1 to A-R
 - k) 09-080-002-400-005 from R-1 to A-R
 - 1) 09-080-002-400-010-02 from R-1 to A-R
 - m) 09-080-002-400-020 from R-1 to A-R
 - n) 09-080-002-200-005 & 010-01 from R-3 to A-R south of the Tap ditch
 - o) 09-080-036-300-015-00 from R-1 to I-1

Motion carried.

Other items:

The Planning Commission continues to express concer about the "Spad" property on Huron road since no site plan was ever presented to the Commission.

Why is the "yard sale on M-13 located on the Summers property still in operation?

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 Aug. 7, 2003 (regular meeting continued)

Buisness located on south side of "Judy's pies". Seems there is an additional operation going on.

7:45 p.m. Adjournment on motion by McDonald/Eckerle

Next meeting September 4, 2003.

Submitted by;

Julie Sloan, S

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 Sep. 4, 2003 (regular meeting)

7:00 p.m. Meeting was called to order by Chairman Dore.

Roll call of Officers: Present -- Arnold, F. Dore, C. Eckerle, D. McDonald, J. Sloan, Wieland.

Minutes of August 7, 2003 -- Approved as printed. Carried.

Items for consideration:

- 1) A Site Plan review was held concerning Huron Woods nursing home. A motion by Hetherington/Wieland to approve the new Site-Plan presented. It fits with the present Master Plan and Zoning. Carried.
- 2) Mr. Frank Mennick addressed the Commission as to the procedure to rezone property from R-1 Single family residential to Highway Commercial.
- 3) Michael St. Martin addressed the Commission concerning procedure to open a used car lot. Proceedure were explained by Chairman Dore.
- 4) Fred Jezewski addressed the Board concerning his possible building of storage units on his property located on Eight Mile Rd. As his request did not meet the current Master Plan he was referred to the Board of Appeals.
- 5) Discussion of problems concerning properties that were not in compliance with obtaining Site Plan Review.

8:10 p.m. Adjournment on motion by Hetherington/Eckerle

Next meeting October 2, 2003.

Submitted by;

Julie Sloan, Secy.

Kawkawlin Township Planning Commission

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 October 2, 2003 (regular meeting)

Chairman Dore called the meeting to order at 7:00 p.m.

Roll call: Present - M. Arnold, F. Dore, C. Eckerle, J. Hetherington, D. McDonald Absent - J. Sloan, B. Wieland

Minutes of September 4, 2003 approved as printed.

Items for consideration:

- 1. A Public hearing was held to consider amending the Township Zoning Ordinance Map dated December 23, 2002 to correct errors and omission. A motion was made by Hetherington/Eckerle to accept the proposed changes listed and to recommend to the Township Board to approve.
 - a. 09-080-014-300-070-00 from R-3 to R-1
 - b. 09-080-014-300-080-01 & 075-00 from R-1 to Light Industrial
 - c. 09-080-014-3-075-01 from L-1 to R-3

Motion carried

- 2. A Public hearing was held to consider an application for re-zoning submitted by Frank Minnick. The parcel code is 09-080-023-100-045-00 is presently zoned as R-1. Mr. Minnick would like to change it to C-2. Mr. James Giorgis, Mr. Dan Myles, Mr. Dennis Sauer and Mr. Chester Sosnowski, neighbors of Mr. Minnick, voiced concerns about this rezoning. Mr. Minnick stated that he had purchased it under the assumption it was commercial. After the public comment, the Commissioners voiced their concerns about the rezoning of this parcel. If this parcel were rezoned, it would not be in compliance with our Master Plan. A motion was made by Hetherington/McDonald to reject the rezoning of this parcel because it doesn't comply with our master plan. The motion carried.
- 3. A Public hearing was held to consider an application for re-zoning submitted by Timothy & Kari Dunn. The parcel codes are 09-080-036-200-110-00 and 09-080-036-200-115-00 and are presently zoned as R-1. Mr. And Mrs. Dunn have asked to have this changed to A-R. A motion was made by McDonald/Arnold to recommend to the Board the rezoning of thee properties from R-1 to A-R. The motion carried.
- 4. The Public hearing was held for the request by Timothy & Kari Dunn for a Special Use Permit to build a pole barn to house horses. The horses would be some that they owned and some they board. A letter from a neighbor, with concerns about this usage, was read. A motion was made by Hertherington/Arnold to approve the special use up to a maximum of 11 horses contingent on bringing in a site plan to the zoning administrator for approval of set backs and proximity to other properties. The motion carried.

A motion was made by Arnold/McDonald to adjourn the meeting. The motion passed and the meeting was adjourned at 8:00 p.m.

Respectfully Submitted, Christine Eckerle, acting Secretary.

> RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

RETAIN THIS IMPOE RETAIN THIS IMPOE RETAIN THIS IMPOE

> RETAIN THE IMAGE RETAIN THE IMAGE RETAIN THE IMAGE

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 Nov. 6, 2003 (regular meeting)

7:00 p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- J Sloan, D McDonald, J Hetherington, F. Dore Jr., Absent -- M. Arnold (excuxed), B. Wieland

Motion by Hetherington/McDonald to approve the minutes of the October 2003 meeting as printed. Carried.

Items for Consideration:

Richard Hales of 2991 Erickson Road addressed the Board as to the prodedure that was needed to rezone property from residential to commercial. The entire rezoning process was explained by the Board.

Meeting was adjourned at 7:35 p.m. on a motion by Hetherington second by McDonald

Next meeting Dec. 4, 2003, 7:00 P.M.

Submitted by;

Julie Sloan, Secy.

Neth Meeting look at 1603 Section.

Site Plan - need to have stamped plan for Amall ressues? at what point is This

Metersony?

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 December 4, 2003 (regular meeting)

7:00 p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- C Eckerle, J Sloan, D McDonald, J Hetherington, F. Dore Jr.

Absent -- Arnold, Wieland

Minutes of November 6, 2003 meeting were approved as written on a motion by Eckerle second by Hetherington.

Items for Consideration:

- 1. Discussion of the requireed regulation needed on a Site Plan that is to be presented to the Board. The Site Plan regulations are listed in Section 1602 & 1603 of the Zoning Ordinance. A stamped Site Plan is not needed according to the Zoning ordinance.
- 2. A motion was made by Hetherington/McDonald to recommend to the Zoning Administrator that the Board has serious concerns as to the possible zoing violations that exist at the Northland Motel property located on M-13

Meeting was adjourned at 7:50 p.m. on a motion by Hetherington/McDonald.

Next meeting January 8, 2004, 7:00 P.M.

Submitted by;

Kawkawlin Township

1836 E. Parish Rd. Kawkawlin, MI 48631 989-686-8710 Fax 989-686-0895



Dec. 5, 2003

Roy DeLoge, Supervisor Kawkawlin Township

Dear Roy;

I feel that I can no longer effectively serve as Board Representative to the Kawkawlin Township Planning Commission.

I here-bye submit my resignation from the Planning Commission effective January 1, 2004.

Michael E. Arnold, Clerk

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 January 8, 2004 (Regular meeting)

7:00 p.m. p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- Davison, Dore, Eckerle, Hetherington, McDonald, Wieland, Sloan.

Absent -- None.

Minutes of Dec. 4, 2003 meeting were approved as written on a motion by Hetherington/McDonald.

Items for Consideration:

1. A Public Hearing was held to consider the request of Alfredo Vasquez Jr. to rezone his property at 1525 S. Huron from R1 to C2. Richard Hales an abutting neighbor expressed his concern about the North 40 feet of the Vasquez property. Patrick Beson, owner of a business directly across from the Vasquez property voiced his approval to the proposal. Public comment was then closed at 7:12 p.m. by Chairman Dore.

Motion by Hetherington/Wieland to accept proposed zoning changes from R1 to C2 to the Vasquez property 09-080-023-100-175-00, 023-100-185-00 and 023-100-180-00. Parcel 09-080-023-100-170-00 to remain as R1. Carried unanimously.

- 2. A Public Hearing was held to consider an application for Rezoning 09-080-035-200-085-00 from R1 to C2 from Michael St. Martin. Ms. Ellie Burke and Mr. Elmer Ayres expressed their concerns about the effect the zoning change would have on the abutting property. Public input was closed at 7:30 p.m. Motion by Eckerle/Hetherington to approve the rezoning request. Motion passed unanimously.
- 3. Request for a Special Use Permit from Michael St. Martin for Site Plan submitted for a Used car lot.

Motion by Hetherington/Eckerle to grant the Special Use Permit with the following restrictions:

- 1. No More than 10 cars available on sale lot.
- 2. A six foot privacy fence to be erected as noted on the signed Site Plan.
- 3. No more than 4 cars to be outside while being readied for sale.

Carried unanimously.

- 4. Motion by Wieland/Hetherington to accept the Site Plan presented by the Riebel Development Corp. concerning the construction of 102 condominiums on Hoyle Marina property. Carried unanimously.
- 5. Motion by Wieland/Hetherington to ask the zoning administrator to send a certified letter to the owner of the Northland Motel on M-13. This letter would ask the owner to attend the next meeting on February 5, 2004 to discus the ongoing zoning violations that exist on the property. Also that the Township attorney Mr. T. Bock be invited to attend the meeting. Passed unanimously.

Meeting was adjourned at 8:40 p.m. on a motion by Wieland/Hetherington.

Submitted by;
Julie Sloan, Secy,
Julie Sloan

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 February 5, 2004 (Regular meeting)

7:00 p.m. p.m. Meeting was called to order by Acting Chair Wieland.

Roll call of Officers: Present -- Davison, Eckerle, McDonald, Wieland, Sloan.

Absent -- Dore, Hetherington.

Minutes of Jan. 8, 2004 meeting were approved as written.

Items for Consideration:

- 1. A Site Plan was submitted for review by North West Energy. Presentation was made by Mike Goretski. As no one appeared to voice Public In-Put, a motion to approve site plan was made by McDonald/Eckerle. Motion passed unanimously.
- 2. Mr & Mrs McKee from 7 mile and River road addressed the Board concerning possible zoning violations in their area.

The Zoning administrator will look at the following: Check on any drainage issues; inform the owner as to what was his intent was, concerning conforming to the Zoning ordinance; where does the new portable building fall in the zoning ordinance; advise the owner that his building permit has expired.

- 3. Discussion was held between the Board, Jack Rahn owner of the Northland Motel, and the Township Attorney. Motion by Sloan/Eckerle to ask Mr. Rahn to present a Site Plan for his property at the March meeting using the Sauve property as a guideline with April being the month of implementation of an approved site plan. Carried.
- 4. Motion by Davison/Eckerle that the normal fee for a site plan be waived for Mr. Rahn owner of the Northland Motel, Carried.

Meeting was adjourned at 8:20 p.m. on a motion by Davison/McDonald.

Submitted by; Julie Sloan, Secy, Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 March 4, 2004 (regular meeting)

Chairman Dore called the meeting to order at 7:00 p.m.

DAVISON

Roll call: Present - J. Davidson, F. Dore, C. Eckerle, J. Hetherington, D. McDonald Absent - J. Sloan, B. Wieland

Minutes of February 5, 2004 approved as printed.

Items for consideration:

- A Public hearing was held to consider the rezoning of Jon Staudacher's property. An
 error was made during the updating of the Master Plan. A motion was made by
 Davidson/Hetherinton to put Mr. Staudacher's property, 36-100-135-00 & 36-100140-00, back to Lt. Industrial because of the mistake made and to recommend to the
 Township Board to approve it. Motion carried.
- 2. A Public hearing was held to consider an application for re-zoning submitted by Eric—Gatza and Michael Howell. The parcel codes are 36-100-120-00 & 36-100-125-00 and are presently zoned as L-1 but are currently residential. A motion was made by Davidson/McDonald to change back from Lt. Industrial to R-1 per the original Master Plan. This would reflect current usage. The motion carried.
 - 3. The Zoning Administrator looked into the concerns voiced by Mr. And Mrs. McKee about possible zoning violations in their area. He did not find any violations, as the building under consideration was a temporary structure and currently conformed. They also had a concern about weeds this summer and the Zoning Administrator said he would follow-up on this at the appropriate time.
 - 4. Mr. Jack Rahn, owner of the Northland Motel, presented a site plan for the commission's information. The site plan was incomplete and will require further information. Mr. Rahn was asked about the number of cars he would put out in front of his motel for sale. He also stated he would start cleaning up the front of his motel by moving some of the vehicles currently stored there. Mr. Dore will stop by this month to see how it is progressing.
 - 5. Mr. Hetherington went to the Township Association's training program and shared some ideas.

6. Mr. Pat Beson updated the Commission on the status of the manufactured homes project of Mr. Tom Kozak and Mr. Tom Kazak, Jr. They are currently negotiating with the DEQ about wetland issues.

DANSON

A motion was made by Davidson/Hetherinton to adjourn the meeting. The motion passed and the meeting was adjourned at 8:00 p.m.

Respectfully Submitted, Christine Eckerle, acting Secretary. Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 April 1, 2004 (Regular meeting)

7:00 p.m. p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- Davison, Dore, Eckerle, Hetherington, Sloan.

Absent -- McDonald, Wieland.

Minutes of Mar. 4, 2004 meeting were approved as written.

Items for Consideration:

- 1. A Site-Plan was presented by Joseph Jankowski concerning a business to be know as BEST CHOICE EASY PIZZA on the T. Beson property located on S. Huron road. (Old Spads building). Plan was approved unanimously with the exception of the loction of signs, which well be presented at the May meeting.
- 2. The Commission granted Mr. J. Rahn a two month extension to bring his property into compliance with zoning. The extension to end on May 31, 2004.

The Commission requested that the Zoning Officer write letters to the owner of the "Barnstormer" property and to Mr. J. Krzysiak concerning possible Zoning violations on their respective properties.

Meeting was adjourned at 7:36 p.m. on a motion by Davison/Eckerle.

Submitted by;

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 June 3, 2004

7:00 p.m. Meeting was called to order by Chairman Dore and a pledge to the flag was recited.

Minutes of May 6, 2004 were approved as written.

Roll call—Present: Davison, Dore, Eckerle, Hetherington, McDonald, Sloan.

Absent: Wieland.

ITEMS FOR CONSIDERATION

#1 Pat Schnell of "Rosies Pies" presented a site Plan for a future bakery to be located on M-13 on the former "Video Store" property. The Site Plan was unanimously approved.

#2 Marilyn Munsel presented the Commission a request for a Special Use permit for her property 09-080-034-400-045-00. The permit would allow her to use he home for a travel service. The property fits the criteria therefore the Special Use Permit was unanimously approved.

#3 An application was received from Thomas Ciaciuch to rezone his properties 09-080-026-400-065-00 and 09-080-026-400-070-00 from R1 (residential) to C2 (highway commercial). The request was unanimously approved.

A Site Plan was presented in conjunction with this for a Modular Home Sales to be located on these properties. This too was approved.

#4 Mr. Ed Skrzysinski presented an application for a Special Use permit for outside food sales to be located on the Weiss Fruit Market property. The Special Use permit was approved. A Site Plan was also submitted and approved for this project.

#5 Tammy Lee presented a Site Plan for "Unique Design" to be located on the property at 1995 S. Huron Road. As the Site Plan met all of the criteria it was unanimously approved.

#6 The Commission voted to recommend to the Township Board that Court proceedings begin concerning the Jack Rahn properties and the possible zoning violations that are occurring at that location.

ITEMS OF CONCERN:

- #1. The Barnstormer property (L. LeTourneau) has not appeared with a Special Use permit.
- #2. Concern about the DNR parking lot on River road. Letter was received from Rep. J. Elkins office and is available for review.

8:02 p.m. Adjourned on motion by Hetherington/McDonald.

Submitted by: Julie Sloan Julie Sloan, Secy. Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 August 5, 2004 (regular meeting)

Acting Chairman Hetherington called the meeting to order at 7:00 p.m.

Roll call: Present - J. Davidson, C. Eckerle, J. Hetherington, D. McDonald, B. Wieland Absent - F. Dore, J. Sloan,

Minutes of June 3, 2004 approved as printed.

Items for consideration:

- 1. A Public hearing was held to consider the Special Use Permit for Angela Michels in order for her to use her home for doing the paperwork for her business. A motion was made by Weiland/McDonald to approve the Special Use Permit as it conforms to the zoning ordinances. Motion carried.
- 2. A Public hearing was held to consider a site plan submitted by Mel Kruse. The site plan was for the rebuilding of Linwood Tile's office area that was destroyed by fire. A motion was made by Weiland/McDonald to approve the site plan. The motion carried.
- 3. Judy Hibbler of 1619 Huron Road asked about the possibility of moving a mobile home on her property for the purpose of selling it. This is not in conformance with the ordinances so various other options were explored.
- 4. Tom Bock was present and discussed Court proceedings concerning the Jack Rahn properties. The Commission voted to recommend to the Township Board that Court proceedings begin immediately due to zoning violations at those locations. A motion was made by Davison/Weiland to approve the recommendation. The motion carried.

A motion was made by Davison/McDonald to adjourn the meeting. The motion passed and the meeting was adjourned at 7:35 p.m.

Respectfully Submitted, Christine Eckerle, acting Secretary. Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 September 23, 2004 Special Meeting

7:00 p.m. p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- Davison, Dore, Hetherington, McDonald, Sloan.

Absent -- Eckerle, Wieland

Minutes of August, 2004 meeting were approved as written.

Items for Consideration:

1. Chairman Dore opened a discussion with the MI DNR concerning a proposed parking lot to be built on River Road East of M13. Mike Heperoff of the DNR explained the proposed parking lot which would accommodate public access to the Tobico Marsh State Recreation Area.

Several residents addressed the board concerning safety and regulation issues. Those included the following residents of River Rd. Duane Badour, John Badour, Everett Hiltz, Maureen Mohac, Keith Badour, Tony Gillmore, Mike Johnson and Jim Groulx.

Don Anderson of the DNR addressed some of the residents concerns, as did Mike Heperoff.

After a lengthy public discussion the board proposed the following recommendations to be presented to the Township Board.

- 1. DNR no hunting signs to be posted in all refuge areas.
- 2. Post no hunting 450 feet signs due to residential areas.
- 3. No overnight parking.
- 4. No target practicing.
- 5. Sign to be located on Schmidt Road indicating that public parking is available on River Road.
- 6. A no littering sign to be erected on the River Road access.

As the parking lot is permitted by right, the above recommendations were recommended to the Township Board on a motion by Hetherington, seconded by McDonald. Motion was passed unanimously. Carried on a roll call vote.

The citizens also wanted their concerns of lights to be erected in the parking lot noted in the minutes, so noted.

The meeting was adjourned at 8:25 p.m. on a motion by Davison/Hetherington.

Submitted by;

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 Sept. 3, 2004

7:00 p.m. Meeting was called to order by Chairman Dore and a pledge to the flag was recited.

Minutes of Aug. 5, 2004 were approved as written.

Roll call—Present: Davison, Dore, Eckerle, McDonald, Sloan.

Absent: Wieland, Hetherington.

ITEMS FOR CONSIDERATION

#1 Pat Beson presented a proposed sign change on his M-13 business property. A motion was made to recommend approval to the Township Board of Trustees. Motion was adopted unanimously.

2. Commission continues to be very concerned as to any progress that has been made to enforce the possible zoning violations on the property of R. Summers. ("Barn Stormers"). The Barnstormer property (L. LeTourneau) has not appeared with a Special Use permit.

7:30 p.m. Adjourned on motion by McDonald.

Julie Sloan, Secy.

Next regular meeting will be October 7, 2004 7:00 FM

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 September 23, 2004 Special Meeting

7:00 p.m. p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- Davison, Dore, Hetherington, McDonald, Sloan.

Absent -- Eckerle, Wieland

Minutes of August, 2004 meeting were approved as written.

Items for Consideration:

1. Chairman Dore opened a discussion with the MI DNR concerning a proposed parking lot to be built on River Road East of M13. Mike Heperoff of the DNR explained the proposed parking lot which would accommodate public access to the Tobico Marsh State Recreation Area.

Several residents addressed the board concerning safety and regulation issues. Those included the following residents of River Rd. Duane Badour, John Badour, Everett Hiltz, Maureen Mohac, Keith Badour, Tony Gillmore, Mike Johnson and Jim Groulx.

Don Anderson of the DNR addressed some of the residents concerns, as did Mike Heperoff.

After a lengthy public discussion the board proposed the following recommendations to be presented to the Township Board.

- 1. DNR no hunting signs to be posted in all refuge areas.
- 2. Post no hunting 450 feet signs due to residential areas.
- 3. No overnight parking.
- 4. No target practicing.
- 5. Sign to be located on Schmidt Road indicating that public parking is available on River Road.
- 6. A no littering sign to be erected on the River Road access.

As the parking lot is permitted by right, the above recommendations were recommended to the Township Board on a motion by Hetherington, seconded by McDonald. Motion was passed unanimously. Carried on a roll call vote.

The citizens also wanted their concerns of lights to be erected in the parking lot noted in the minutes, so noted.

The meeting was adjourned at 8:25 p.m. on a motion by Davison/Hetherington.

Submitted by;

Julie Sloan, Secy.,

Julie 9 Sloan

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631

September 23, 2004 Special Meeting -

7:00 p.m. p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- Davison, Dore, McDonald, Sloan.

Absent -- Eckerle, Wieland, Hetherington

Minutes of September, 2004 meeting were approved as written.

Items for Consideration:

New zoning Administrator, Gene Tanke, addressed the board concerning various issues that have been ongoing in the township.

Property owned by Lillian Reno, 2141 Huron Rd, was discussed as possible zoning violations exist on this site.

Mr. Tanke's hours will be Tuesday & Thursday all day and Wednesday until noon. Anyone having concerns can address them directly to him at these times.

The meeting was adjourned at 7:42 p.m. on a motion by Davison/Hetherington

Submitted by;

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 November 4, 2004

7:00 p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- Davison, Dore, Eckerle, Hetherington, McDonald, Sloan.

Absent -- Wieland,

Minutes of October, 2004 meeting were approved as written.

Items for Consideration:

1. Zoning Administrator Gene Tanke, presented the board with an itemized list of zoning complaints and possible zoning violations - followed by a lengthy discussion.

The meeting was adjourned at 7:48 p.m. on a motion by Davison/Hetherington.

Next meeting will be December 2, 2004

Submitted by; Julie Sloan, Secy., Kawkawlin Township Planning Commission Nec 2, 2004

1836 E. Parish Rd.

Kawkawlin, MI 48631

August 5, 2004 (regular meeting)

Chairman Dore called the meeting to order at 7:00 p.m.

Roll call: Present - J. Davison, F. Dore, C. Eckerle, J. Hetherington, D. McDonald, B. Wieland Absent -J. Sloan,

Minutes of November, 2004 not available for review. Will review them at the January, 2005 meetina.

Items for consideration:

- 1. A Public hearing was held to consider the Application for Re-Zoning requested by Mr. Michael Howell. Mr. Skinner would like to purchase the property from Mr. Howell but he has not submitted a site plan for review. Ms. Laurie Gatza owns the property boarding Mr. Howell's property and was concerned about the effects of Mr. Howell's request on her property value. She has a residence there. Neither Mr. Howell nor Mr. Skinner were at the meeting to answer questions. The lack of a site plan was also a concern of the Planning Commission. A motion was made by Davison/Eckerle to table this request until the January meeting and a letter be sent to Mr. Howell asking for his presence at the meeting along with a site plan for the property. Motion carried.
- 2. Gene Tanke reviewed the status of the items on the October Zoning Report along with the items for November
- 3. Mr. Tanke is designing zoning forms for new construction in the township. This will help people who want to build or improve their property.
- 4. Billboards issues were discussed. Mr. Dore will contact Wade-Trim about a clarification of our ordinance to restrict billboards. Billboards may also be covered by State ordinances also.

A motion was made by Wieland/McDonald to adjourn the meeting. The motion passed and the meeting was adjourned at 8:05 p.m.

Respectfully Submitted, Christine Eckerle, acting Secretary. Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 Jan. 6, 2005

7:00 p.m. Meeting was called to order by Chairman Dore and a pledge to the flag was recited.

Roll call—Present: Davison, Dore, Eckerle, Hetherington, McDonald, Sloan, Wieland.

Absent: None.

Minutes of November 4, 2004 were approved as written.

Minutes of Dec. 2, 2004 were approved with corrections.

ITEMS FOR CONSIDERATION

#1 Mike and Karen Howell requested rezoning of their property on Beaver Road. Rezoning to go from Residential to Light Industrial. Mr. & Mrs. Eric Gatza expressed their concerns and wishes against the rezoning. The Rezoning request was approved unanimously on a roll call vote.

#2 Dora Fouchea of 1574 E. North Boutell Road addressed the Board concerning a Special Use permit to open an electronic Travel Agency in her home. After a lengthy discussion, the request was granted on a roll call vote.

#3 Eugene Tanke presented the Board with a detailed Zoning report which is available for review. also submitted and approved for this project.

8:10 p.m. Adjourned.

Submitted by:

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 February 3, 2005 (regular meeting)

Chairman Dore called the meeting to order at 7:00 p.m.

Roll call: Present - J. Davison, F. Dore, C. Eckerle, J. Hetherington, D. McDonald Absent - J. Sloan,

The minutes for the January meeting were approved.

Items for consideration:

- 1. Dora Fouchea has withdrawn her petition for a Special Use permit to open an electronic Travel Agency in her home.
- 2. Ed Neering wants a special meeting of the Planning Commission to discuss his site plan for the Park View Store property on Beaver Rd. The Commission selected February 16 at 7:00 pm for the meeting.
- 3. Eugene Tanke presented the Commission a proposal for an amendment to R1 concerning lot size. Fritz Dore will discuss a smaller lot size amendment with Wade-Trim.
- 4. Gene Tanke reviewed the status of the items on the October Zoning Report along with the items for November.

A motion was made by Davison/McDonald to adjourn the meeting. The motion passed and the meeting was adjourned at 8:05 p.m.

Respectfully Submitted, Christine Eckerle, acting Secretary. Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 February 16, 2005 Special Meeting

7:00 p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- Davison, Dore, Hetherington, McDonald, Sloan.

Absent -- Eckerle,

Minutes of regular February meeting were approved as written.

Mr. Ed Neering presented a proposal to apply for a special use permit for his property parcel # 09-080-036-200-045-00.

Chairman Dore opened the meeting for public input. A discussion followed. Public input was then closed at 7:15 p.m.

A motion was made by Hetherington, second by Mc Donald to approve the request made by Mr. Neering for a special use permit. Motion was passed by a unanimous voice vote.

The meeting was adjourned at 7:31 p.m.

Next meeting will be March 3, 2005

Submitted by; Julie Sloan, Secy., Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 March 3, 2005

7:00 p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- Davison, Dore, Sloan, Cooley

Absent -- Eckerle, Hetherington, McDonald

Minutes of regular February meeting were approved as written.

Chairman Dore welcomed new member Jeff Cooley.

Items for consideration.

- 1. Randall & Terry Gushow presented the board with a request for soil removal on the property S 3/4 of West Half (W1/2) of Southeast quarter (SE 1/4), Sec. 6, Town 15 North 4 East. Discussion was open to public input. A small discussion followed with the puplic discussion being closed @ 7:15 P.M. A motion was made by Davison, 2nd Cooley, to accept the request as written. Motion was unanimously carried by a voice vote.
 - 2. The board reviewed a written report submitted by Zoning Adm. Tanke.

The meeting was adjourned at 7:31 p.m.

Next meeting will be April 7, 2005

Submitted by;

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 April 7, 2005

7:00 p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- Davison, Dore, Sloan, Cooley, Eckerle, Hetherington, McDonald Absent -- None

Minutes of regular March meeting were approved as written.

The board reviewed a written report submitted by Zoning Adm. Tanke.

The meeting was adjourned at 7:36 p.m. on a motion by Hetherington - 2nd by McDonald

Next meeting will be May 5, 2005

Submitted by;

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 May 5, 2005

7:00 p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- Davison, Dore, Sloan, Eckerle, Hetherington, McDonald Absent -- Cooley

Minutes of regular April meeting were approved as written.

Items for consideration:

- 1. An application for a site plan review was presented by Dave Skinner for his property at 2620 Beaver Rd. #09-080-036-100-125-00. Approval for the site plan was unanimous on a motion by Hetherington second by Davison. The application for a special use permit on the same property was approved unanimously on a motion made by Hetherington second by McDonald.
- 2. A motion was made by Eckerle second by Hetherington to approach the Township Board concerning possisble allocation of monies to add R5 to the zoning laws. Motion passed unanimously.
- 3. The Planning commission agreed to invite the Township Board to the June meeting on a motion by Sloan second by Eckerle.

The meeting was adjourned at 8:10 p.m. on a motion by Hetherington - 2nd by McDonald

Next meeting will be June 2, 2005

Submitted by;

Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 May 5, 2005

7:00 p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- Davison, Dore, Sloan, Eckerle, Hetherington, McDonald Absent -- Cooley

Minutes of regular April meeting were approved as written.

Items for consideration:

- 1. An application for a site plan review was presented by Dave Skinner for his property at 2620 Beaver Rd. #09-080-036-100-125-00. Approval for the site plan was unanimous on a motion by Hetherington second by Davison. The application for a special use permit on the same property was approved unanimously on a motion made by Hetherington second by McDonald.
- 2. A motion was made by Eckerle second by Hetherington to approach the Township Board concerning possible allocation of monies to add R5 to the zoning laws. Motion passed unanimously.
- 3. The Planning commission agreed to invite the Township Board to the June meeting on a motion by Sloan second by Eckerle.

The meeting was adjourned at 8:10 p.m. on a motion by Hetherington - 2nd by McDonald

Next meeting will be June 2, 2005

Submitted by;

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

Dear Sirs:

It is with regret that I tender my resignation from the Kawkawlin Township Planning Commission effective immediately.

Like all organizations today, my work assignments and responsibilities have kept growing as Delta attempts to maintain levels of service with fewer employees. I will be working all summer with very little time to devote to outside activities.

I am grateful for having had the opportunity to serve on the board of this fine organization for the past 10 years, and I offer my best wishes for its continued success.

Sincerely,

Christine Eckerle

Pristine Eckule

May 24, 2005

Christine Eckerle 1768 E. Seidlers Rd. Kawkawlin, MI 48631

Dear Christine:

Re: Kawkawlin Township Planning Commission.

We would like to take this opportunity to thank you for your dedicated service to the Township Planning Commission.

We know that it requires an awful lot of your professional and personal time to serve on this commission.

Therefore, a new appointment will be made to replace you.

We sincerely appricate your efforts for the past ten years.

Sincerely,

Roy DeLorge, Supervisor Kawkawlin Township 1836 E. Parish Rd. Kawkawlin, MI 48631 Kawkawlin Township Planning Commission 1836 E. Parish Rd. Kawkawlin, MI 48631 June 2, 2005

7:00 p.m. Meeting was called to order by chairman Dore

Roll call of Officers: Present -- Davison, Dore, Sloan, Hetherington, McDonald, Cooley
Absent -- None

Minutes of regular May meeting were approved as written.

Items for consideration:

- 1. A motion was made by Hetherington, second Davison to add VR-1A to the zoning classifications. Motion was carried by a unanimous voice vote.
 - 2. A public hearing will be held on July 14th at 7:00 p.m. to consider the zoning amendment.
 - 3. A zoning report was given by Gene Tanke. See attached reports.

The meeting was adjourned at 8:04 p.m. on a motion by McDonald - 2nd by Hetherington

Next meeting will be July 14, 2005

Submitted by;

Kawkawlin Township Planning Commission Special Planning Commission Meeting July 14, 2005

The Special Meeting of the Kawkawlin Township Planning Commission was called to order at 7:01 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Jeff Coolely, Jim Davison, Fred Dore Jr., Dan McDonald. Excused Jack Hetherington, Julie Sloan.

Also present were Attorney Tom Bock, Twp Supervisor Roy DeLorge, Dale Mieske.

Motion by Cooley and supported by McDonald to approve the minutes of the June 2, 2005, Regular Kawkawlin Township Planning Commission. Motion was approved.

Chairman Dore explained the purpose of the Special Planning Commission Meeting. The purpose of this meeting will be to consider an amendment to the Township Zoning Ordinance, specifically Article V in which a new residential classification would be created. This would allow for 12,000 square foot building lots with 80 foot of street frontage. The lots would require sewer and water service.

Public Input on changing the ordinance – D. Mieske had questions on the dept and width of the lots. R. DeLorge discuss width of lot sizes where the Cul-de-sac's would be.

Discussion by Commission members. A motion was made by McDonald and supported by Cooley to change the Article V in which a new residential classification would be created.

Yeas - Cooley, Dore, McDonald, Davison. Nays- None. Motion passed

Public Input on adopting Article V in which a new residential classification would be created. None.

Discussion by Commission members. A motion was made by Davison and supported by McDonald to adopt Article V in which a new residential classification would be created and recommend to the Township Board for approval. Yeas — Cooley, Dore, McDonald, Davison. Nays- None. Motion passed

The meeting was adjourned at 7:26 PM on a motion by Davison and supported by Cooley.

Next Regular meeting will be August 4, 2005.

Submitted by,

Jim Davison

នេះ ប្រាក្យដ្ឋាទីទួលទៅ ទីទេបនេះ បានី ១០៤៦ ខែ ក្រុមប្រែទីទៅ ១៦នេះ ២០០១ ខែប្រែប្រែការបាន ក្រុមប្រក្នុង ខ្

The second of th

ナーカーベルフィックス きんりょうご

and the second of the second o

CALL THE STATE OF COMMON THE SEASON STATE OF THE SEASON STATE OF THE

្រី ព្រឹក្សាស្ថិត ស្រុក មានស្រីនិងស្រុក និងម៉ែលប្រើប្រភពតាម ស្គ្រាស់ ស្រុក ប្រែការប្រិស្សា ស្រុក ស្រុក ស្គ្រាស់ មានស្រុក មិនស៊ីលេខ ស្រុក ស្រុកស្រុកស្រុក ស្រុក ស្រុក ស្រុក ស្រុក ស្រុក ស្រុក ស្រុក ស្រុក

(4) The second of the secon

- The Carting Control of State of the Stat

and the second of the second o

医舒振性肠膜炎 经自然证券 医乳腺 医乳腺病 医电影 医二乙二氏管 医二乙二氏管

- The Andrew (1997) (1997) (1998) Misself (1994) (1994) (1997) (1994) (1995)

A SA CARLANDA CARLAND

ang Dilling Control of States and American Ameri

Condition to be a second or the second

1 1 1 1 1 1 2

* The second

Kawkawlin Township Planning Commission Regular Commission Meeting August 4, 2005

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7:01 PM by Jim Davison .

The Pledge of Allegiance was recited.

Roll Call: Jeff Coolely, Jim Davison, Dan McDonald, Julie Sloan. Excused Jack Hetherington, Fred Dore Jr.

Also present were Zoning Administrator Gene Tanke, Jack Rahn, Warren & Annie Mier, DeWayne LaLonde.

Motion by Sloan and supported by McDonald to approve the minutes of the July 14, 2005, Special Kawkawlin Township Planning Commission meeting. Motion was approved.

Acting Chairman Davison stated that their were no items for the Board to act on.

Public Input – Jack Rahn had questions on the letter sent to him on the Blight ordinance. Warren Mier requested information on putting a windmill on an existing pond (Zoning Administrator Gene Tanke will get with him).

Zoning Administrator Gene Tanke reviewed violations and action taken since the June 2, 2005, meeting.

The meeting was adjourned at 7:30 PM on a motion by Cooley and supported by MacDonald.

Next Regular meeting will be September 1, 2005.

Submitted by

صlie Sloan

Kawkawlin Township Planning Commission Regular Commission Meeting September 1, 2005

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Fred Dore Jr, Jim Davison, Jack Hetherington, Dan McDonald, Julie Sloan. Absent Jeff Coolely, Fred Schmidt.

Also present were Zoning Administrator Gene Tanke, Dewayne LaLonde, Pat Beson.

Motion by Hetherington and supported by Davison to approve the minutes of the August 4, 2005, Regular Kawkawlin Township Planning Commission meeting. Motion was approved.

Acting Chairman Dore stated that their were no items for the Board to act on.

Zoning Administrator Gene Tanke reviewed violations and action taken since the August 4, 2005, meeting.

Kawkawlin Township Planning members discussed:

Finding out what the Township Board wants the Planning Board to proceed with cleaning up M-13 and invite the Township Board to the October 6, 2005 meeting. (Davison to bring up at next Twp Bd. Mtg.)

Discuss "grandfathering" businesses on Master Plan. (Tanke to contact Attorney, Davison to contact the MTA).

Discuss putting fence around ponds. Will revisit Township Ordinance and research other Townships as to what their Ordinances state. (Tanke to contact other Townships).

Public Input – Pat Beson gave the Kawkawlin Township Planning members an update as to what the Zoning Board of Appeals is doing. Requested copies of the Kawkawlin Township Planning meetings.

The meeting was adjourned at 8:11 PM on a motion by Sloan and supported by Hetherington.

Next Regular meeting will be October 6, 2005.

Submitted by,

Jim Davison

From:

"Catherine Mullhaupt" <catherine@michigantownships.org>

To:

<jedavison@chartermi.net>

Cc:

"Karen Hildebrant" <karen@michigantownships.org>

Sent:

Tuesday, September 06, 2005 10:53 AM

Subject:

Grandfathering

Jim:

Karen Hildebrant forwarded your question to me for a response.

I think the confusion stems from the fact that we don't talk about nonconforming uses (what people call "grandfathering") in relation to the master plan. The master plan, although very significant, is not township law, while the zoning ordinance is, and the master plan does not change a property owner's property rights. The master plan is a guide for where the township wants to go in the future with its land use regulations.

We only talk about nonconforming uses in relation to a zoning ordinance. The zoning ordinance is township law regarding land use. A change in the zoning ordinance changes property rights. The zoning ordinance should be based on the master plan, but until a change occurs in the zoning ordinance, property rights are not changed by a master plan.

A nonconforming use is a use that was lawful before a zoning ordinance (or zoning ordinance amendment/rezoning) took effect, but is no longer lawful under the current zoning ordinance/amendment/rezoning.

A zoning ordinance should identify conditions under which a nonconforming use will no longer be allowed, such as when the use is abandoned or ceases for a certain period of time. The zoning ordinance should also identify if there is a condition under which a nonconforming use must come into compliance with the ordinance, such as when 50% or more of the building is reconstructed (after a fire, etc.) or when the use is enlarged. A township may choose to identify desirable nonconforming uses and undesirable nonconforming uses in its zoning ordinance.

Note that there are NO nonconforming/grandfathered uses in relation to a non-zoning (police power) ordinance. A violation of a non-zoning ordinance is a violation as soon as the ordinance takes effect.

Catherine A. Mullhaupt

Member Information Liaison Michigan Townships Association

(517) 321-6467 ext. 222, Fax: (517) 321-8908

Email: catherine@michigantownships.org <mailto:catherine@michigantownships.org>

The information contained in this e-mail should not be interpreted as legal advice. MTA encourages township officials to consult with qualified legal counsel on questions of law.

The Michigan Townships Association is the exclusive legislative and public advocate for Michigan's 1,242 townships and is the foremost source of quality education and information for Michigan's elected and appointed township officials.

----Original Message----

From: Jim Davison [mailto:jedavison@chartermi.net]

Sent: Monday, September 05, 2005 9:01 PM

To: Karen Hildebrant Subject: Grandfathering

When I took the class earlier this year on Zoning and Planning Committees I ask if we have a Master Plan are businesses grandfathered. The answer that I got that their is no such thing as Grandfathering. Is this the correct answer?

Jim Davison\Kawkawlin Twp Trustee jedavison@chartermi.net < mailto:jedavison@chartermi.net >

Kawkawlin Township Planning Commission Regular Commission Meeting September 1, 2005

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Fred Dore Jr, Jim Davison, Jack Hetherington, Dan McDonald, Julie Sloan. Absent Jeff Coolely, Fred Schmidt.

Also present were Zoning Administrator Gene Tanke, Dewayne LaLonde, Pat Beson.

Motion by Hetherington and supported by Davison to approve the minutes of the August 4, 2005, Regular Kawkawlin Township Planning Commission meeting. Motion was approved.

Acting Chairman Dore stated that their were no items for the Board to act on.

Zoning Administrator Gene Tanke reviewed violations and action taken since the August 4, 2005, meeting.

Kawkawlin Township Planning members discussed:

Finding out what the Township Board wants the Planning Board to proceed with cleaning up M-13 and invite the Township Board to the October 6, 2005 meeting. (Davison to bring up at next Twp Bd. Mtg.)

Discuss "grandfathering" businesses on Master Plan. (Tanke to contact Attorney, Davison to contact the MTA).

Discuss putting fence around ponds. Will revisit Township Ordinance and research other Townships as to what their Ordinances state. (Tanke to contact other Townships).

Public Input – Pat Beson gave the Kawkawlin Township Planning members an update as to what the Zoning Board of Appeals is doing. Requested copies of the Kawkawlin Township Planning meetings.

The meeting was adjourned at 8:11 PM on a motion by Sloan and supported by Hetherington.

Next Regular meeting will be October 6, 2005.

Submitted by,

Jim Davison

From:

"Catherine Mullhaupt" <catherine@michigantownships.org>

To:

<jedavison@chartermi.net>

Cc:

"Karen Hildebrant" <karen@michigantownships.org>

Sent:

Tuesday, September 06, 2005 10:53 AM

Subject:

Grandfathering

Jim:

Karen Hildebrant forwarded your question to me for a response.

I think the confusion stems from the fact that we don't talk about nonconforming uses (what people call "grandfathering") in relation to the master plan. The master plan, although very significant, is not township law, while the zoning ordinance is, and the master plan does not change a property owner's property rights. The master plan is a guide for where the township wants to go in the future with its land use regulations.

We only talk about nonconforming uses in relation to a zoning ordinance. The zoning ordinance is township law regarding land use. A change in the zoning ordinance changes property rights. The zoning ordinance should be based on the master plan, but until a change occurs in the zoning ordinance, property rights are not changed by a master plan.

A nonconforming use is a use that was lawful before a zoning ordinance (or zoning ordinance amendment/rezoning) took effect, but is no longer lawful under the current zoning ordinance/amendment/rezoning.

A zoning ordinance should identify conditions under which a nonconforming use will no longer be allowed, such as when the use is abandoned or ceases for a certain period of time. The zoning ordinance should also identify if there is a condition under which a nonconforming use must come into compliance with the ordinance, such as when 50% or more of the building is reconstructed (after a fire, etc.) or when the use is enlarged. A township may choose to identify desirable nonconforming uses and undesirable nonconforming uses in its zoning ordinance.

Note that there are NO nonconforming/grandfathered uses in relation to a non-zoning (police power) ordinance. A violation of a non-zoning ordinance is a violation as soon as the ordinance takes effect.

Catherine A. Mullhaupt Member Information Liaison Michigan Townships Association (517) 321-6467 ext. 222, Fax: (517) 321-8908

Email: catherine@michigantownships.org <mailto:catherine@michigantownships.org>

The information contained in this e-mail should not be interpreted as legal advice. MTA encourages township officials to consult with qualified legal counsel on questions of law.

The Michigan Townships Association is the exclusive legislative and public advocate for Michigan's 1,242 townships and is the foremost source of quality education and information for Michigan's elected and appointed township officials.

----Original Message----

From: Jim Davison [mailto:jedavison@chartermi.net]

Sent: Monday, September 05, 2005 9:01 PM

To: Karen Hildebrant Subject: Grandfathering

When I took the class earlier this year on Zoning and Planning Committees I ask if we have a Master Plan are businesses grandfathered. The answer that I got that their is no such thing as Grandfathering. Is this the correct answer?

Jim Davison\Kawkawlin Twp Trustee jedavison@chartermi.net <mailto:jedavison@chartermi.net>

Kawkawlin Township Planning Commission Regular Commission Meeting October 6, 2005

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Acting Chairman Jack Hetherington.

The Pledge of Allegiance was recited.

Roll Call: Jeff Coolely, Jim Davison, Jack Hetherington, Dan McDonald, Julie Sloan, Fred Schmidt. Absent Fred Dore Jr.

Also present were Zoning Administrator Gene Tanke, Township Supervisor Roy DeLorge, Township Treasurer Sandy Klass, Township Trustee Melvin McNally, Jack Rahn, Pat Beson, John Klass.

Motion by Sloan and supported by McDonald to approve the minutes of the September 1, 2005, Regular Kawkawlin Township Planning Commission meeting. Motion was approved.

Acting Chairman Hetherington stated that their were no items for the Board to act on.

Kawkawlin Township Planning members discussed:

Planning Board members discussed with the Township Board issue's that were concerned to each other. Communications between both Boards, placing items in the Township Newsletter, having Planning Board members attend Township Board meetings, both Boards getting together at lease once a year.

Discuss MTA's answer on "grandfathering" between Ordinances and the Master Plan. Agreed to use MTA's answer as a reference.

Public Input – Jack Rahn requested the Planning Board sign his renewal for his license of working and selling vehicles. (No action taken)

Pat Beson (Township Zoning Board of Appeals) stated that he got copies of the Kawkawlin Ordinances to the Zoning Board. Requested copies of the Kawkawlin Township Planning Board meetings. Discussion on Ponds as to who is responsible for safety around the ponds. Question the sign at Banks Mobile Homes as to the size. Zoning (Administrator Tanke stated that the owner had received permission from someone else.) Question on vehicles being check on highway for ordinance enforcement. (Planning Board members stated that Zoning Administrator Tanke has been trying to keep up with enforcement and that there were improvements.)

Zoning Administrator Tanke reviewed violations and action taken since the September 1, 2005, meeting.

Discuss on Ponds and if they should come through the Planning Board. Zoning Administrator Tanke to develop language on Ponds coming before the Planning Board in the future.

Zoning Administrator Tanke discussed that their should be a new ordinance on high grass which would be different from the weed ordinance. Would discuss again at the next meeting.

The meeting was adjourned at 8:28 PM on a motion by Sloan and supported by McDonald.

Next Regular meeting will be November 3, 2005.

Submitted by,

Kawkawlin Township Planning Commission Regular Commission Meeting November 3, 2005

13

A. 18

Control of the second of the second

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Jeff Coolely, Jim Davison, Fred Dore Jr., Jack Hetherington, Dan McDonald, Julie Sloan, Fred Schmidt.

Also present were Zoning Administrator Gene Tanke, Michael Gould, Joe Coyer.

Motion by Sloan and supported by Schmidt to approve the minutes of the October 6, 2005, Regular Kawkawlin Township Planning Commission meeting with one correction. Public Input – Jack Rahn requested the Planning Board sign his renewal for his license of working and selling vehicles. (No action taken) (Mr. Rahn was informed that he would have to talk with the Twp Supervisor) Motion was approved with correction.

Chairman Dore stated that their were no items for the Board to act on.

Zoning Administrator Tanke reviewed violations and action taken since the October 6, 2005, meeting. Mr. Tanke stated that he is still working on a new grass ordinance. Committee reviewed new pond ordinance with changes being anything over 1000 sq ft would come before the Planning Commission.

Other items discussed:

Reviewed November Newsletter article.

Discussed Sub-standard living conditions, and dilapidated buildings. Mr. Tanke will look into this matter and will bring back to Planning Commission.

Discussed barking dog complaint at 2464 North Boutell Road. Mr. Tanke to write a letter requesting permission to come on to property.

Mr. Tanke reviewed the pre-trial agreement on Mr. Rahn along with an update on the Krysiak property.

Mr. Tanke stated that the Planning Commission should be reviewing a new sub-division at December's meeting.

Planning Commission was given a copy of the MDOT changes in Property Use of Property Abutting State Highways.

A motion made by Hetherington and supported by McDonald to recommend to the Township Board that all Ponds over 1000 sq ft with a 1 to 3 slope would come before the Planning Commission. Yeas — Cooley, Dore, Davison, Hetherington, McDonald, Sloan. Nays- None. Motion passed

Open to Public

Charles to the first of the fir

Joe Coyer introduced himself as starting up a new business at 1975 South Huron Road. Mr. Coyer was informed to contact Mr. Tanke with a site plan.

The meeting was adjourned at 8:10 PM on a motion by Davison and supported by Hetherington.

Next Regular meeting will be December 1, 2005.

Submitted by, The Anti-Section Control of the Anti-Section

Jim Davison, Secretary

(a) The Control of the control of

Company of the Company of the Same of the Company o

With the state of the state of

ente de la companya La companya de la co La companya de la companya del companya de la companya de la companya del companya de la companya del la companya de la companya d

and the second of the second o

ార్లు ఎంచికోర్స్ కోట్ కల్లక్ష్ కొంకుంటే కోడ్స్ కోర్స్ కోర్స్ కోర్స్ కోర్స్ కోంట్ కోస్ట్ కోస్ట్స్ కోస్ట్స్ ఉంది కోర్స్ కోస్ట్ కోమ్మాన్ కోస్ట్ కో

and the first section of the first of the section o

the control of the first of the control of the property of the control of the con

the contract of the contract o

the control of the term of the most of the control of the control

పోసు ప్రాంతి ఉన్నాయి. కొన్నాయిన కొన్నాయిన కొన్నాయిన ప్రాంతి కొన్నాయిన కొన్నాయిన కొన్నాయి. కొన్నాయిన కొన్నాయిన మార్క్ కొన్నాయిన కొన్నాయి. కొన్నాయిన కొన్నాయిన కొన్నాయిన కొన్నాయిన కొన్నాయిన కొన్నాయి. కొన్నాయిన కొన్నాయిన కొన మార్క్ కొన్నాయిన కొన్నాయిన కొన్నాయిన కొన్నాయిన కొన్నాయిన ప్రాంతి కొన్నాయిన కొన్నాయిన కొన్నాయిన కొన్నాయిన కొన్న

Kawkawlin Township Planning Commission Regular Commission Meeting December 1, 2005

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Jeff Coolely, Jim Davison, Fred Dore Jr., Jack Hetherington, Dan McDonald, Julie Sloan, Fred Schmidt.

Also present were Wayne Schultz, Todd Schultz, Mark Norton (Civil Engineering), Jack Rahn, Diane Rahn.

Motion by Sloan and supported by Hetherington to approve the minutes of the November 3, 2005, Regular Kawkawlin Township Planning Commission meeting.

Chairman Dore stated that their is one item for the Board to act on, a request for rezoning from R-1 to R-1-A.

Chairman Dore opened up to Public input on rezoning from R-1 to R-1-A.

Chairman Dore read one letter received of opposing from Andrew Nielson, 641 South Huron Road, Linwood, MI.



A motion made by Hetherington and supported by McDonald to recommend to the Township Board to approve parcel of property 010-200-095-00 be rezoned from R-1 to R-1-A. Yeas — Schmidt, Sloan, McDonald, Hetherington, Dore, Davison, Cooley. Nays- None. Motion passed.

Chairman Dore stated that with the approval allow the owners to proceed to the DEQ, Road Commission for necessary permits. Chairman Dore also suggested that the engineer redo the permits prior to coming back since some lot sizes are less that 80 feet and if they keep that in the permits would require a meeting of the Zoning Appeals Board.

Regular Public Input – Mr. Jack Rahn made complaint about his license not being signed. Requested a meeting with Zoning Administrator Tanke and Supervisor. Also that Attorney Bock is refusing to answer his calls. Mr. Rahn stated that their were no reasonable list of items of what has to be done to maintain his license.

Old/New Business

Question if letter was sent to 2464 N. Boutell Road pertaining to Kennel???

Question if Zoning Administrator Tanke met with Mr. Joe Cover for site plan at 1975 South Huron?

Question to have Zoning Administrator Tanke check 2275 Mara Drive for storing trailers???

A clarification that all Ponds over 1000 sq ft with a 1 to 3 slope would come before the Planning Commission is an administrative change not an ordinance change.

The meeting was adjourned at 8:07 PM on a motion by Sloan and supported by Hetherington. Next Regular meeting will be January 5, 2006.

Submitted by,

M. Javason

Jim Davison, Secretary

•

Kawkawlin Township Planning Commission Regular Commission Meeting December 1, 2005

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Jeff Coolely, Jim Davison, Fred Dore Jr., Jack Hetherington, Dan McDonald, Julie Sloan, Fred Schmidt.

Also present were Wayne Schultz, Todd Schultz, Mark Norton (Civil Engineering), Jack Rahn, Diane Rahn.

Motion by Sloan and supported by Hetherington to approve the minutes of the November 3, 2005, Regular Kawkawlin Township Planning Commission meeting.

Chairman Dore stated that their is one item for the Board to act on, a request for rezoning from R-1 to R-1-A.

Chairman Dore opened up to Public input on rezoning from R-1 to R-1-A.

Chairman Dore read one letter received of opposing from Andrew Nielson, 641 South Huron Road, Linwood, MI.

A motion made by Hetherington and supported by McDonald to recommend to the Township Board to approve parcel of property 010-200-095-00 be rezoned from R-1 to R-1-A. Yeas – Schmidt, Sloan, McDonald, Hetherington, Dore, Davison, Cooley. Nays- None. Motion passed.

Chairman Dore stated that with the approval allow the owners to proceed to the DEQ, Road Commission for necessary permits. Chairman Dore also suggested that the engineer redo the permits prior to coming back since some lot sizes are less that 80 feet and if they keep that in the permits would require a meeting of the Zoning Appeals Board.

Regular Public Input – Mr. Jack Rahn made complaint about his license not being signed. Requested a meeting with Zoning Administrator Tanke and Supervisor. Also that Attorney Bock is refusing to answer his calls. Mr. Rahn stated that their were no reasonable list of items of what has to be done to maintain his license.

Old/New Business

Question if letter was sent to 2464 N. Boutell Road pertaining to Kennel???

Question if Zoning Administrator Tanke met with Mr. Joe Coyer for site plan at 1975 South Huron?

Question to have Zoning Administrator Tanke check 2275 Mara Drive for storing trailers???

A clarification that all Ponds over 1000 sq ft with a 1 to 3 slope would come before the Planning Commission is an administrative change not an ordinance change.

The meeting was adjourned at 8:07 PM on a motion by Sloan and supported by Hetherington. Next Regular meeting will be January 5, 2006.

Submitted by,

The Marine was a second of the second of the

THE REPORT OF THE REPORT OF THE PARTY OF THE

The straight of the first first to the

and the telephone of the open a payon to the end of the telephone of the end of the end

and a transfer of the commentary that a segment of the comment of the comment of the segment of

ong Moral Bessel (1985) i Bessel (1985) i Bessel (1985) i Bessel (1985) i Bessel (1986) i Bessel (1986) i Bess I Bessel (1986) i Bessel (1986)

and the state of the state with a first of the state of t

A THE REPORT OF THE PROPERTY O

en de la composition La composition de la La composition de la

ార్లు కోట్లు కార్యాలు కోయాలో ఉంది. మండుకుండి కోట్లు కోట్లు కోట్లు కోట్లు కోట్లు కోట్లు కోట్లు కోట్లు కోట్లు కో మండుకుండి కోట్లు కో మండుకుండి కోట్లు కోట

The Property of the Property of the Property of the Property of the Section of the Property of th

or the second of the

THE EXPLORATION OF SUPERIOR STATES OF SUPERIOR STATES AND A STATE OF SUPERIOR STATES AND A STATE OF SUPERIOR STATES AND A STATES AND A STATE OF SUPERIOR STATES AND A STATES AND

and the section of the contract of the section of

TO SECURE A CONTRACTOR OF SECURE AND A SECURE AND A SECURE ASSESSMENT OF A CONTRACTOR OF A

and the contraction of the property of the second of the contraction o

Alternative Comment

and the second second

Kawkawlin Township Planning Commission Regular Commission Meeting January 5, 2006

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Present - Jim Davison, Fred Dore Jr., Jack Hetherington, Dan McDonald, Julie Sloan, Fred Schmidt. Absent Jeff Coolely. Also present were Zoning Administrator Gene Tanke, Michael Dammer, Dewayne LaLonde.

Motion by Hetherington and supported by Davison to approve the minutes of the December 1, 2005, Regular Kawkawlin Township Planning Commission meeting.

Chairman Dore stated that the first item for the Board to act on is a request for rezoning from R-1 to C-2 at 1222 South Huron Road, (015-200-110-00) and open the meeting up for Public input. Mr. Dammer stated his reasons for rezoning. Public input was closed by Chairman Dore.

A motion made by Hetherington and supported by McDonald to recommend to the Township Board to approve parcel of property owned by Mr. Michael Dammer at 1222 South Huron, 015-200-110-00 be rezoned from R-1 to C-2. Yeas – Dore, Davison, Schmidt, Hetherington, McDonald, Sloan. Motion carried

Chairman Dore stated that the next item for the Board to act on was for a Special Use Permit for a Used Car Lot & Storage Units at 1222 South Huron Road. Chairman Dore open the meeting up for Public input.

Mr. Dammer gave the Planning Board a detail of a Used Car Lot & Storage Units stating that he would start on the Used Car lot first. He also stated that it could take up to 5 years before the project would be completed.

A motion made by Hetherington and supported by Schmidt to recommend to the Township Board to approve parcel of property owned by Mr. Michael Dammer at 1222 South Huron Road (015-200-110-00) (Used Car Lot & Storage Units) for a Special Use Permit for a maximum of 10 operable vehicles with no outside storage of vehicle parts.

Yeas – Schmidt, Sloan, McDonald, Hetherington, Dore, Davison. Motion carried.

Zoning Administrator Tanke reviewed issues, violations, and annual report to the Planning Board.

Discussion on what is a kennel took place.

The meeting was adjourned at 8:37 PM on a motion by Davison and supported by Schmidt.

Next Regular meeting will be February 2, 2006.

Submitted by,

Kawkawlin Township Planning Commission Regular Commission Meeting February 2, 2006

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Jeff Coolely, Jim Davison, Fred Dore Jr., Dan McDonald, Julie Sloan, Fred Schmidt.

Also present were Zoning Administrator Gene Tanke, Pat Beson, Travis Burgess

Motion by Sloan and supported by Davison to approve the minutes of the January 5, 2006, Regular Kawkawlin Township Planning Commission meeting.

Chairman Dore stated that their were no items for the Board to act on and opened the meeting to the public.

Travis Burgess requested information for a sign @ B.C. Pizza. Zoning Administrator Tanke gave him copies of the sign ordinance and gave him his office hours.

Zoning Administrator Tanke reviewed issues, violations to the Planning Board.

Chairman Dore stated that Committee member Jack Hetherington has resigned after twenty years on the Planning Board.

The meeting was adjourned at 7:24 PM on a motion by Davison and supported by Schmidt. Next Regular meeting will be March 2, 2006.

Submitted by,

Kawkawlin Township Planning Commission Regular Commission Meeting March 2, 2006

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Jeff Coolely, Jim Davison, Fred Dore Jr., Dan McDonald, Julie Sloan, Fred Schmidt.

Also present was Dewayne LaLonde.

Motion by Sloan and supported by McDonald to approve the minutes of the February 2, 2006, Regular Kawkawlin Township Planning Commission meeting. Motion passed.

Chairman Dore stated that their is one item for the Board to act on, a request for Special Use Permit, for 569 South Huron Road, parcel 09-080-010-200-065-00, submitted by Frederick Schmidt Jr.

Mr. Schmidt stated that the building will be redone in accordance with the building codes. Will have up to 22 cars on the lot, with no junk cars or parts. All of the work no the vehicles will be done away from the car lot. Restroom will be handicap available.

Chairman Dore requested comments from the public. No one spoke.

A motion made by Davison and supported by Cooley to approve the Special Use Permit, for 569 South Huron Road, parcel 09-080-010-200-065-00, submitted by Frederick Schmidt Jr. for a Used Car Lot with a minimum of 10 vehicles and a maximum of 22 operable vehicles with no outside storage of vehicle parts. Yeas—Coolely, Davison, Dore, McDonald, Sloan. Schmidt-abstain. Motion carried with 5 yeas and one abstain.

Chairman Dore stated that their were no other items for the Board to act on and opened the meeting to the public. No one spoke.

The meeting was adjourned at 7:20 PM on a motion by Sloan and supported by Schmidt. Next Regular meeting will be April 6, 2006.

Submitted by,

Kawkawlin Township Planning Commission Regular Commission Meeting April 6, 2006

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Jeff Coolely, Jim Davison, Fred Dore Jr., Dan McDonald, Julie Sloan, Fred Schmidt. Also present were Zoning Administrator Gene Tanke, DeWayne LaLonde.

Motion by J. Sloan and supported by J. Davison to approve the minutes of the March 2, 2006, Regular Kawkawlin Township Planning Commission meeting. Motion passed.

Chairman Dore turned the meeting over to Zoning Administrator Tanke to reviewed issues, violations since the last meeting. Discussion on new Pond Ordinance, changes will define what a pond is.

Discussion on a request to place a Motocross track on east side of Huron, between Jose and Schmidt Roads, presently there is no ordinance for this. Reviewed Zoning Administrator's used car study. Discussed looking into a Condominium Act, for possible developing a condominium ordinance.

Chairman Dore opened the meeting for public comment. J. Davison handed out notice of DEQ meeting with Planning & Zoning Boards for April 20th @ Monitor Twp Hall, and a MTA article on changes to the Planning & Zoning Acts that the MI legislature is working on.

The meeting was adjourned at 8:27 PM on a motion by Davison and supported by MacDonald. Next Regular meeting will be May 4, 2006.

Submitted by,

[/]Jim Davison, Secretary

Kawkawlin Township Planning Commission Regular Commission Meeting May 4, 2006

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7:01 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Jeff Coolely, Jim Davison, Fred Dore Jr., Dan McDonald, Julie Sloan, Fred Schmidt.

Also present were Zoning Administrator Gene Tanke, Bonnie & Russ McCarthy, Pat Beson.

Motion by Sloan and supported by McDonald to approve the minutes of the April 6, 2006, Regular Kawkawlin Township Planning Commission meeting. Motion passed.

Chairman Dore stated that the request to place Motocross track on east side of Huron, between Jose and Schmidt Roads, that he has contacted Wade Trim to put a proposal together on developing an ordinance for a Motocross track. A motion was made by Schmidt supported by Sloan to send the proposal to the Twp. Bd. when it comes in for review. Yeas – Coolely, Davison, Dore, McDonald, Sloan. Schmidt. Motion carried with 6 yeas.

Chairman Dore opened the meeting for public comment. Bonnie & Russ McCarthy requested information on spot zoning for placing billboards on their property located on Fraser south of Parish Road. Chairman Dore stated that our Master Plan does not require spot zoning, but will call them with the contact number at the MDOT. Pat Beson gave an update on a laundry mat to be placed in his Supermarket. Will add 2 to 3 more jobs to the area.

Chairman Dore turned the meeting over to Zoning Administrator Tanke to reviewed issues, violations since the last meeting. Discussion on new Pond Ordinance, and Zoning Administrator Tanke felt that their may be some liability issues if he writes it. Chairman Dore stated that he will include this to Wade Trim unless someone objects. Discussed looking into a Condominium Act, for possible developing a condominium ordinance, will put on hold for now. Zoning Administrator Tanke gave an update on the violations. A motion to adjourned at 7:36 PM by Davison and supported by Schmidt . Next Regular meeting will be June 1, 2006.

Submitted by,

Kawkawlin Township Planning Commission

Regular Commission Meeting

June 1, 2006

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by

Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Jeff Coolely, Jim Davison, Fred Dore Jr., Dan McDonald, Julie Sloan, Fred Schmidt.

Also present was Zoning Administrator Gene Tanke.

Motion by Cooley and supported by Sloan to approve the minutes of the May 4, 2006, Regular Kawkawlin Township

Planning Commission meeting. Motion passed.

Chairman Dore stated that their were no other items for the Board to act on and opened the meeting to the

public. No public input.

Zoning Administrator Tanke reviewed issues, violations to the Planning Board. Update on Krzysiak/Klemm and Jack

Rahn. Zoning Administrator Tanke stated that he would like to talk to them face to face to try and resolve before

having the attorney take legal action. B C Pizza was to have a site plan tonight – no one showed. Handed out new

subdivision plan for Cottage Grove Road. Zoning Administrator Tanke needs to talk about lot sizes with them.

Discussion on St. Anne's Convent being converted to Foster Care or Assisted Living. Zoning Administrator Tanke

stated that on the basis of what was discussed it should have come before Planning Board with a site plan. Zoning

Administrator Tanke will check into why it never came before the Planning Board. Discussion on American Recycling

and if their is a fence area to store material. Presently being stored close to the road right of way.

The meeting was adjourned at 7:49 PM on a motion by Davison and supported by Schmidt. Next Regular meeting

will be August 3, 2006.

Submitted by

A CONTRACTOR OF THE CONTRACTOR AND THE CONTRACTOR OF THE CONTRACTO

y · ·

(2) The substitute of the s

and the state of the state of the

SHOW THE PROBLEM OF A STATE OF THE PROPERTY OF

The transfer of the second of the second

おからいすうに Company (A Carlot - Carlot Carl

The state of the second section is the state of the second second

The state of the s

estant summer kalt ett medikt til ett mår skriver ett til ste kalt ett skriver og skriver og skriver og skrive Ett skriver

the way with the control and a property of the second and the control and the second

•

Kawkawlin Township Planning Commission Regular Commission Meeting August 3, 2006

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Acting Chairman Jim Davison.

The Pledge of Allegiance was recited.

Roll Call: Jeff Coolely, Jim Davison, Dan McDonald, Julie Sloan, Fred Schmidt. Excused - Carol Barber, Fred Dore Jr.

Also present was Zoning Administrator Gene Tanke,
Travis Burgess 2328 South Huron, Kawkawlin
Bill Bond 2431 East Schmidt, Kawkawlin
Tom Vermeesch 1572 Jones Road, Bay City
Mary Ann McParlan 1425 Wetters Road, Kawkawlin
John Billette 4780 Briarwood Court, Auburn
Al Moore 89 Kimberly, Bay City

Tim Beson 211 North Mackinaw, Linwood
Troy McCormick 2779 South Huron, Kawkawlin
Dave Burke 2768 South Huron, Kawkawlin
Kevin McParlan 1226 Mackinaw Road, Kawkawlin
Ron Boyd 2755 Sun Up Lane, Kawkawlin
John Schaeffer, 1965 Cottage Grove, Linwood

Motion by McDonald and supported by Cooley to approve the minutes of the June 1, 2006, Regular Kawkawlin Township Planning Commission meeting. Motion passed.

Acting Chairman Davison stated that we have a Public Hearing on Parcel at 200 4th Street, Linwood, (09-080-L06-015-01) owned by Mr. Kevin McParlan to rezone from R-2 (Single Family/Two Family Residential) to R-3 (Multiple Family Residential). The meeting was open to the public at 7:01 PM for discussion. Mr. McParlan stated his reasoning for rezoning for an Adult Assisted Living Facility. He stated that he talk to several neighbors prior to starting. Troy McCormick and Tim Beson spoke in favor. No other person came forward and the Hearting was closed at 7:04 PM.

Comments from Planning Commission – None.

A motion made by Sloan and supported by McDonald to recommend to the Township Board to approve parcel of property owned by Mr. Kevin McParlan at 200 4th Street, Linwood, 09-080-L06-015-01, be rezoned from R-2 to R-3. Yeas –Cooley, Davison, McDonald, Schmidt, Sloan. Excused - Barber, Dore. Motion carried.

Acting Chairman Davison stated that we have a Public Hearing on Parcel at 200 4th Street (09-080-L06-015-01) owned by Mr. Kevin McParlan for a Special Use Permit an a site plan review for an Adult Assisted Living Facility. Acting Chairman Davison opened the meeting to the public at 7:06 PM. Mr. McParlan stated that their could be a

maximum of 16 patients in the facility. Discussed the type of personnel that would be working at the facility. Stated that some patients would be transported by Ambulance using Fourth Street. No other person came forward and the Hearting was closed at 7:08 PM.

Comments from Planning Commission – Several questions were raised about safety issues and were answered. A motion made by Sloan and supported by Cooley to approve parcel of property owned by Mr. Kevin McParlan at 200 4th Street, Linwood, (09-080-L06-015-01), for a Special Use Permit with a site plan review for an Adult Assisted Living Facility with a maximum of 16 patients pending approval of the Township Board Re-zoning of property. Yeas-Cooley, Davison, McDonald, Schmidt, Sloan. Excused – Barber, Dore. Motion carried.

Acting Chairman Davison stated that the next item for discussion is a site plan review of Bay Ridge Subdivision, parcel of property owned by Mr. John R Billette at Cottage Grove, East of Huron Road, opposite of Marian Dr. (010-200-095-00).

Mr. Billette discussed his plans for a possible sub-division on Cottage Grove East of M-13. He changed the lot size to meet the 80 foot frontage that the ordinance states. He stated that the project is still in two phases, with the first phase will develop 15 lots; second phase will be the balance of the property. Mr. John Schaeffer spoke against the project against stating traffic, and drainage problems. Mr. Billette stated that the water and sewer line has more than adequate capacity to handle the sub-division.

A motion made by Cooley and supported by McDonald to approve preliminary site plan review as presented of property owned by Mr. John R Billette at Cottage Grove, East of Huron Road, opposite of Marian Dr. (010-200-095-00), Yeas – McDonald, Schmidt, Sloan, Cooley, Davison. Excused - Barber, Dore. Motion carried.

Acting Chairman Davison stated that the next item for discussion is a site plan review of B/C Pizza Travis Bugess, parcel of property owned by Mr. Tim Beson, Linwood, and (026-400-185). Mr. Beson stated that they would like to take out the drive thru window and build a sit down area that would accommodate up to 40 customers. Mr. Beson stated that Mr. Bugess is leasing the property to own.

A motion made by Sloan and supported by McDonald to approve site plan review as presented of B/C Pizza (Travis Bugess), parcel of property owned by Mr. Tim Beson, Linwood, and (026-400-185).

Yeas - McDonald, Schmidt, Sloan, Cooley, Davison. Excused - Barber, Dore. Motion carried.

Acting Chairman Davison stated that the next item for discussion is a site plan review of parcel of property owned by Saginaw Bay Plastics at 2768 South Huron Road, Kawkawlin, and (036-300-010-00).

Mr. Burke stated that this is a two year plan and add up to 25 employees. The buildings that are being added will be used for storage for finished products

A motion made by Cooley and supported by McDonald to approve site plan review as presented of Saginaw Bay Plastics at 2768 South Huron Road, Kawkawlin, and (036-300-010-00).

Yeas - Schmidt, Sloan, Cooley, Davison, McDonald. Motion carried. Excused - Barber, Dore.

Open to the Public- Mr. McCormick discussed the house that he moved to his property at 2779 South Huron. He apologized for any inconvenience that it may have caused. Stated that he feels that he has it sold, and that it will be moved shortly. Mr. Bond stated that he is absolutely against the proposed Motto-Cross that wants to be built. Sited noise, traffic (Schmidt Road not built to handle traffic) property evaluations will go down. Mr. Boyd presented his plans for building the Motto-Cross, would use both M-13 and Schmidt Roads as access in and out of the facility. Will have limited hours when first starting out.

Zoning Administrator Tanke reviewed issues, violations to the Planning Board. Mr. Tanke stated that he will talk to Township Supervisor DeLorge, and Township Clerk Arnold concerning the Planning recommendation to go back to court on the Northland Motel property. Discussion on Lake Railroad property. Concern of clean-up of American Recycle.

The meeting was adjourned at 8:32 PM on a motion by McDonald and supported by Cooley.

Next Regular meeting will be September 7, 2006.

Submitted by,

Julie Sloan & A

Jim Davison, Šecretary

Kawkawlin Township Planning Commission
Regular Commission Meeting
September 7, 2006

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Carol Barber, Jim Davison, Fred Dore Jr, Dan McDonald, Julie Sloan, Fred Schmidt. Excused - Jeff Coolely. Also present was Zoning Administrator Gene Tanke, Duwaine LaLonde, Bill Bond, Jim Lay, Ron Boyd. Motion by Sloan and supported by Schmidt to approve the minutes of the August 3, 2006, Regular Kawkawlin Township Planning Commission meeting. Motion passed.

Chairman Dore stated that we have not replaced the Vice Chair position since Jack Hetherington left. A motion made by Sloan to nominate Fred Schmidt and supported by McDonald. No other nominations were given. Mr. Schmidt accepted, Motion passed.

Chairman Dore requested Zoning Administrator Tanke to review changes to the Zoning Ordinances recommended by Wade Trim. A suggestion was made by Zoning Administrator Tanke to have a work session with Wade Trim as outlined in there proposal. Chairman Dore stated that there is a \$500 per session which would need to be approved by the Township Board prior to scheduling it. A motion by Sloan and supported by McDonald to request the Township Board to release the necessary funds for a work session on the proposed ordinances. Motion passed.

Zoning Administrator Tanke reviewed issues, violations to the Planning Board. Discussion on American Recycling last meeting, presently the DEQ is working with the property to meet the DEQ requirements so that they can sell their property. Will review for the next meeting as how many license vehicles can be stored in a private drive. Zoning Administrator Tanke working with the Rahn's on putting up fence on property line, and cleaning up vehicles in the backyard. Discussed Railroad property, presently waiting for Township Board to get an opinion on building on the old railroad property.

Open to the Public- Mr. Bill Bond ask question on proposed motocross. Mr. Ron Boyd spoke on what he would like to do to develop the motocross.

The meeting was adjourned at 7:40 PM on a motion by Sloan and supported by Schmidt. Motion passed.

Next Regular meeting will be October 5, 2006.

Submitted by,

Jim Davison, Secretary

ing the property of the second section of the where the same was the same State of West

the control of the co

HAMMAND TO BE STANK

THE CONTROL OF THE RESERVE WHEN THE PROPERTY OF A CONTROL OF THE PROPERTY OF THE PROPERTY OF THE The ending of the community of the tree end of the part of the product of color of the color of the color in a species of the property of the contract of the contract of the property of the contract of the burning of Supplied the State of Comment of the Control of the

· 中国主义发现了自己的对应对应,这个人是企业的企业的。 医心脏疗法 新维尔 计电影 医血管 and a consequence of the consequence of a material property of a material force of the consequence of the conthe same of the sa

or programmed to a mage to be a contract or as the contract of the first of the first of the contract of the or the contract of the contract o TO A MARINES AND THE RESERVE OF THE METERS OF THE PROPERTY OF 数十分的 计设施 做 化 智能设施 医氯化甲基磺基甲基 医眼镜 化二氯化甲基基乙基基酚 医多种性 医电影 电电影 电电影 and the state of the term of the hard of the state of the same of the same of the same of the same of the same

"一大好好,我们还没有看到的时,我就看到这些事情,就是一起,我看到这些人的人的话道。"她是她只见她的意思。 the first and a second of the second participated by the second to the second of the s ing the transfer of the continuence of the transfer of the continuence र के अपने प्रदेश कर के देव का अने दे कर हातहें है अने के के के के के के अपने के किया है है जिस है हैं। in the period with a real pregram as a recognizer of the color of a second with the and the first of the second second second

the control of the graph of the control of the cont Commence and the second section of the second section of

inger til att och till det som killer i grette som år det till och et fler till som killer i till att och ble i

Production of the state of the

Kawkawlin Township Planning Commission Regular Commission Meeting December 7, 2006

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Carol Barber, Jeff Coolely, Fred Dore Jr., Dan McDonald, Julie Sloan, Fred Schmidt. Excused-Jim Davison.

Also present was Zoning Administrator Gene Tanke,

Bill Bonds, 2431 East Schmidt Rd, Kawkawlin

Raymond Ryle, 2317 Schmidt Rd, Kawkawlin

Terry Miller, 4649 David Court, Bay City

Ron Boyd, 2755 Sun Up Lane, Kawkawlin

Roger Ball, 693 South Huron, Kawkawlin

Dennis Hubble 2077 South Huron, Kawkawlin

Motion by Sloan and supported by Cooley to approve the minutes of the November 1, 2006, Regular Kawkawlin Township Planning Commission meeting. Motion passed.

Chairman Dore stated that we have a Public Hearing on Parcel at 693 South Huron, Linwood, (09-080-010-200-010-00) owned by Mr. Roger Ball to rezone from R-1 (Single Family Residential) to C-2 (Highway Commercial). The meeting was open to the public at 7:05 PM for discussion.

Mr. Ball stated that he was requesting rezoning so that he could erect a bigger sign for his catering business. Their would be no cooking at this premise, just his office for his business.

Public Hearing was closed at 7:17 PM.

A motion made by Sloan and supported by Cooley to recommend to the Township Board to approve parcel of property owned by Mr. Roger Ball at 693 South Huron, Linwood, and (09-080-010-200-010-00), be rezoned from R-1 to C-2. Yeas – Barber, Cooley, Dore, McDonald, Schmidt, Sloan. Excused - Davison. Nays – none. Motion passed.

Zoning Administrator Tanke reviewed issues, violations to the Planning Board.

- Issue at 2710 South Huron, discussed status of license for storing and selling cars. Will go to court.
- Mid MI Recycle Zoning Administrator requested to send letter and find out DEQ's position of allowing water standing in old loading area.
- 2807½ South Huron (McCormick Candles) Zoning Administrator requested to send letter on house moved in for storage area.

- Discussion on Used Car Dealerships selling to another Dealer if the new owner has to conform to the amount of cars that can be on lot. Chairman Dore will check with Wade-Trim on interpretation of ordinance.
- Discussion on property at 2396 East Beaver, (Biskner, Skinner??) with junk in the yard. Letter was sent to the wrong name Zoning Administrator will send to the correct name of owner.
- Discussion on 2938 South Huron (Paul Robinson Sr.) complaint filed on junk piled on property line. Zoning
 Administrator will send letter.
- Discussion on process to address Zoning Violations:
 - o 1. (First month) Send letter of violation.
 - 2. (Second month) Send certified letter (copy attorney).
 - 3 (third month) Send registered letter from Attorney as to what consequences will occur if
 violations are not taken care of.

There will be 3 months on time limits with letters, then Planning Commission recommending to Township Board for possible legal action. Motion made by Sloan Supported by McDonald to adopt the process of addressing violations. Yeas – Cooley, Dore, McDonald, Schmidt, Sloan, Barber. Excused - Davison. Nays - none. Motion passed.

Discussion by Planning Commission on new Ordinances for Ponds, Moto-Cross.

Ponds - Need to find out if new ordinance covers Golf courses?

Moto-Cross – Need to find out the level of noise allowed?

What about making a berm around area?

What about a parking area? (One for trailers and one for spectator.)

Is their going to be a bleacher area?

Is their a safety plan in place?

Should their be storage area allowed?

Should an environmental study be included in ordinance?

Should a permanent bathroom facility be included in ordinance of allow Port-a-johns?

Should the land owner be responsible for clean-up of property?

Chairman Dore will check with Wade-Trim for answers on new ordinance and possible schedule another work session.

Open to the Public- Question by Mr. Terry Miller as to why the Moto-Cross would be better in a Light Industrial area instead of Agricultural?

The meeting was adjourned at 8:56 PM on a motion by McDonald and supported by Cooley.

Next Regular meeting will be January 4, 2007.

Submitted by,

Julie Sloan &

Jim Davison, Secretary

Kawkawlin Township Planning Commission
Regular Commission Meeting
October 5, 2006

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Carol Barber, Jeff Coolely, Jim Davison, Fred Dore Jr., Dan McDonald, Julie Sloan. Excused - Fred Schmidt.

Also present was Zoning Administrator Warren Mier, Anne Mier, Ron Boyd.

Motion by Sloan and supported by McDonald to approve the minutes of the September 7, 2006, Regular Kawkawlin Township Planning Commission meeting. Motion passed. Chairman Dore stated that the tentative work session is scheduled for October 19, 2006, @ 7 PM. Members will get a notice after checking with the Twp. Bd.

Chairman Dore stated that their were no items for the Board to act on and opened the meeting to the Public: Mr. and Mrs. Mier ask question on why the Township is allowing Mr. Vic Miller, 2275 Mara Drive to store trailers without a license. Mr. Tanke was working on this. Chairman Dore stated that he will check into the status.

Planning Commission members reviewed Zoning Administrator Tanke issues, violations to the Planning Commission.

Question on status of allowing Building at McCormick's property at 2779 South Huron?

Question on status if letter was sent signed by Twp Supervisor and Zoning Administrator on cleaning up vehicles at 2710 South Huron.

Discussion on reviewing signage ordinance for lighted messages.

The meeting was adjourned at 7:44 PM on a motion by Davison and supported by McDonald.

Next Regular meeting will be November 2, 2006.

Submitted by,

lim Davison, Secretar

Kawkawlin Township Planning Commission

Regular Commission Meeting

November 1, 2006

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Carol Barber, Jeff Coolely, Jim Davison, Fred Dore Jr., Dan McDonald, Julie Sloan, Fred Schmidt.

Also present was Zoning Administrator Gene Tanke,

Dennis Hubble 2077 South Huron, Kawkawlin Raymond Ryle, 2317 Schmidt Rd, Kawkawlin

Arlene Martin, 2248 East Schmidt Rd, Kawkawlin Bill Bonds, 2431 East Schmidt Rd, Kawkawlin

Terry Martin, 4649 David Court, Bay City Ron Boyd, 2755 Sun Up Lane, Kawkawlin

Jack B. Schroeder, 1870 Morin Rd., Bay City

Bob Peterhans, 2067 South Huron, Kawkawlin

Lorraine Lukowski, 1795 South Huron, Kawkawlin Randy Summers, 1975 South Huron, Kawkawlin

Larry Synder, 2460 Schmidt Rd, Kawkawlin

Motion by Sloan and supported by Schmidt to approve the minutes of the October 5, 2006, Regular Kawkawlin Township Planning Commission meeting Motion passed.

Open to the Public-

Bill Bonds - issue of 5 foot burm, noise problem. What can we do now?

Terry Miller - Question on ing What is the procedure for public hearing on ordinance and site plan?

Jack Schroeder - This can bring money into the Township.

Arlene Martin – Where do they come in and out?

Zoning Administrator Tanke reviewed issues, violations to the Planning Board.

Zoning Administrator Tanke stated on the issue of storing trailers at 2275 Mara Drive, travel trailers belong to family. Issue at 2710 South Huron, discussed status of license for storing and selling cars. Planning Commission requested that a letter be sent to the state revoking license. American Recycle - Zoning Administrator Tanke will request a meeting to find out what his plans are for cleaning up site.

Discussion by Planning Commission on answers from Wade Trim on Ordinances. A motion was made by Sloan and supported to refer second draft of ordinances to the December meeting. Motion passed. Zoning Administrator Tanke will find out the status of the ordinance changes of the Railroad property.

The meeting was adjourned at 8:10 PM on a motion by Davison and supported by McDonald.

Next Regular meeting will be December 7, 2006.

Submitted by,

Jim Davison, Secretary

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

> RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

Kawkawlin Township Planning Commission Regular Commission Meeting November 1, 2006

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Carol Barber, Jeff Coolely, Jim Davison, Fred Dore Jr., Dan McDonald, Julie Sloan, Fred Schmidt.

Also present was Zoning Administrator Gene Tanke,

Dennis Hubble 2077 South Huron, Kawkawlin Raymond Ryle, 2317 Schmidt Rd, Kawkawlin

Arlene Martin, 2248 East Schmidt Rd, Kawkawlin Bill Bonds, 2431 East Schmidt Rd, Kawkawlin

Terry Martin, 4649 David Court, Bay City Ron Boyd, 2755 Sun Up Lane, Kawkawlin

Jack B. Schroeder, 1870 Morin Rd., Bay City Bob Peterhans, 2067 South Huron, Kawkawlin

Lorraine Lukowski, 1795 South Huron, Kawkawlin Randy Summers, 1975 South Huron, Kawkawlin

Larry Synder, 2460 Schmidt Rd, Kawkawlin

Motion by Sloan and supported by Schmidt to approve the minutes of the October 5, 2006, Regular Kawkawlin Township Planning Commission meeting. Motion passed.

Open to the Public-

Bill Bonds – issue of 5 foot burm, noise problem. What can we do now?

Terry Miller – Question on zoning. What is the procedure for public hearing on ordinance and site plan?

Jack Schroeder – This can bring money into the Township.

Arlene Martin - Where do they come in and out?

Zoning Administrator Tanke reviewed issues, violations to the Planning Board.

Zoning Administrator Tanke stated on the issue of storing trailers at 2275 Mara Drive, travel trailers belong to family. Issue at 2710 South Huron, discussed status of license for storing and selling cars. Planning Commission requested that a letter be sent to the state revoking license. American Recycle - Zoning Administrator Tanke will request a meeting to find out what his plans are for cleaning up site.

Discussion by Planning Commission on answers from Wade Trim on Ordinances. A motion was made by Sloan and supported to refer second draft of ordinances to the December meeting. Motion passed. Zoning Administrator Tanke will find out the status of the ordinance changes of the Railroad property.

The meeting was adjourned at 8:10 PM on a motion by Davison and supported by McDonald.

Next Regular meeting will be December 7, 2006.

Submitted by, Im Dawson

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

Kawkawlin Township Planning Commission Regular Commission Meeting January 1, 2007

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Carol Barber, Jim Davison, Fred Dore Jr., Dan McDonald, Julie Sloan. Absent Jeff Coolely, Fred Schmidt.

Also present were,

Terry Miller, 4649 David Court, Bay City

Ron Boyd, 2755 Sun Up Lane, Kawkawlin

Dennis Hubble 2077 South Huron, Kawkawlin

Motion by Sloan and supported by McDonald to approve the minutes of the December 7, 2006, Regular Kawkawlin. Township Planning Commission meeting. Motion passed.

Chairman Dore stated that Zoning Administrator Tanke has resigned and the Township is in the process of finding a replacement.

Chairman Dore handed out a copy of answers from Wade Trim on Zoning questions from December Planning Commission meeting. After reviewing need to get more information on the following:

- Need to question Township Attorney on noise decibel levels if they are enforceable?
- Will request more clarity on A-R District to Industrial for race tracks?
- Chairman Dore to contact Elkton, Sebewaing Twp and Ash Twp on race tracks?
- Need to clarify overnight camping, and if only in certain areas?

Open to the Public- none.

The meeting was adjourned at 8:06 PM on a motion by McDonald and supported by Davison.

Next Regular meeting will be February 1, 2007.

Submitted by

Jim Davison, Secretary

Kawkawlin Township Planning Commission Regular Commission Meeting February 1, 2007

The Regular Meeting of the Kawkawlin Township Planning Commission was called to order at 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance was recited.

Roll Call: Jeff Coolely, Jim Davison, Fred Dore Jr., Dan McDonald, Julie Sloan. Absent- Fred Schmidt, Excused - Carol Barber.

Terry Miller, 4649 David Court, Bay City

Ron Boyd, 2755 Sun Up Lane, Kawkawlin

Bill Bond, 2431 East Schmidt, Kawkawlin

Dan Kistal, 3513 South Huron, Bay City

Dave Tagget, 1005 Jefferson, Saginaw

Raymond Ryle, 2717 East Schmidt, Kawkawlin

Jim Bates, 1620 E. North Boutell, Kawkawlin

Jerry Droppo, 2836 South Huron, Kawkawlin

Randy Gushow, 1641 West North Union, Auburn

Ron Boyd, 2755 Sun Up Lane, Kawkawlin

Bill Bond, 2431 East Schmidt, Kawkawlin

Dave Tagget, 1005 Jefferson, Saginaw

Raymond Ryle, 2717 East Schmidt, Kawkawlin

Tom Schindler, 261 East Townline 14, Kawkawlin

D.J. Randall, 42 East Beaver Road, Kawkawlin

Kent Gushow, 1641 West North Union, Auburn

Motion by Sloan and supported by McDonald to approve the minutes of the January 31, 2007, Regular Kawkawlin Township Planning Commission meeting. Motion passed.

Chairman Dore stated that we have several Public Hearings.

Chairman Dore stated that the Public Hearings is for a SITE PLAN REVIEW submitted by St. Anne's Catholic Church, 315 Center Ave, Linwood, Mr. David H. Tagget, of 100 South Jefferson Ave., Suite 601, Saginaw, MI 48607. The purpose is for application for addition of a carport, gathering space, kitchen addition to existing church, (09-080-L05-009-002-00). The meeting was open to the public at 7:01 PM for discussion. Mr. David Tagget of Wigen Tincknell, Meyer & Associates Explained that their were a few changes to the plans since the Planning Commission received them. First the Garage will be moved to the North side of the Pole Building and will be completed by the church. There will be 142 parking spaces available after the construction. The Road Commission requested that the new exit be changed to meet requirements. Chairman Dore closed the Public Hearing was at 7:06 PM.

Comments from Planning Commission - None.

A motion was made by Sloan and supported by McDonald to approve the SITE PLAN REVIEW submitted by St. Anne's Catholic Church, 315 Center Ave, Linwood. (09-080-L05-009-002-00). Roll Call Vote –yeas- Dore, McDonald, Sloan, Coolely, Davison. Nays- none Excused - Barber. Absent- Schmidt. Motion passed.

Chairman Dore calls the Public Hearing at 7:08 PM for discussion for a SPECIAL USE PERMIT submitted by Randall & Terry Gushow of 1676 West Midland Road, Auburn, MI 48611. The purpose is to extract sand and dirt from parcel at 92 East Beaver Road, (09-080-031-100-070-00). The parcel is zoned A-R (Agricultural-Residential). Mr. Gushow explained that purchase property to extract sand. Mr. David Randall stated that about a possible safety hazard of the trucks going in and out of the area. Question using the existing driveway. Mr. Gushow stated that the trucks will take extra measures in the area due to the kids, and that the present driveway will have to build rebuilt. Mr. Schindler asked what the grade level will be when completed and if the ditch will have to be cleaned out. Mr. Gushow stated that the level will be even with Ken Wackerle property, and no dredging will be done since he will be stating away from the ditch. Chairman Dore closed the Public Hearing was at 7:19 P.M.

Comments from Planning Commission – Question placing signs up for truck crossing.

A motion was made by McDonald and supported by Cooley to approve a SPECIAL USE PERMIT submitted by Randall & Terry Gushow of 1676 West Midland Road, Auburn, MI 48611, located at 92 East Beaver Road, (09-080-031-100-070-00). Roll Call Vote --yeas- Coolely, Davison, Dore, McDonald, Sloan. Nays- none. Excused - Barber. Absent- Schmidt. Motion passed.

Chairman Dore stated that the next Public Hearings is for a SPECIAL USE PERMIT submitted by Randy Weiss of 2795 South Huron Road, Kawkawlin. The purpose is for application for retail sales of Used Mobile Homes, (09-080-036-300-090-00). The meeting was open to the public at 7:23 PM for discussion. Mr. Randy Weiss stated that he is leasing property to Mr. Jerry Droppo to place up to 8 Mobile Homes between McCormick's and the North end of Weiss's Fruit Market. Trailers will be 14 foot by 70 foot homes. Office will be in McCormick's Business. Question from the public about selling vehicles. Mr. Droppo stated that he may take in a vehicle as down payment and by law he can resell, but he has no license to just sell cars. Chairman Dore closed the Public Hearing was at 7:30 PM.

Comments from Planning Commission – Will all Trailers be sellable? How many business can you have on one property? Is their a Railroad right of way? Mr. Droppo stated that he is presently drawing up a contract with Troy McCormick. He will use the existing sign on the side of McCormick's.

A motion was made by Sloan and supported by Cooley to approve a SPECIAL USE PERMIT submitted by Randy Weiss of 2795 South Huron Road, Kawkawlin, (09-080-036-300-090-00), on the following conditions 1) Will have to submit a copy of agreement with the present owners of the Railroad stating that he can have the trailers on the right of way, 2) Need copy of agreement between Mr. Droppo and Troy McCormick. Roll Call Vote – yeas- McDonald, Schmidt, Sloan, Coolely, Davison, Dore. Nays- none. Excused - Barber. Absent- Schmidt. Motion passed.

Open to the Public-

Chairman Dore discussed answers from Wade Trim on Zoning questions from January Planning Commission meeting. Chairman Dore stated that he contacted Sebewaing & Elkton on tracks and neither had any problems. Contacted Ash Township several times and no one answered back. On question of placing in

Industrial instead of A-R, Wade Trim stated unless it is a business that A-R is fine. Camping Area has to be designated Area. Still need to find out from Township Attorney about noise ordinance. May need another work session before doing any Public Hearings as to what we need in it and if a noise ordinance needs to be included.

The meeting was adjourned at 8:07 PM on a motion by Sloan and supported by McDonald.

Next Regular meeting will be March 1, 2007.

Submitted by,

Jim Davison, Secretary

Kawkawlin Township Planning Commission Regular Commission Meeting March 1, 2007

The Regular Meeting of the Kawkawlin Township Planning Commission called to order at 7 P.M. by Vice Chairman Fred Schmidt.

The Pledge of Allegiance

Roll Call: Carol Barber, Jeff Coolely, Jim Davison, Dan McDonald, Fred Schmidt, Julie Sloan. Excused Fred Dore Jr.

Public in Attendance:

Ron Boyd 2755 Sunup Lane, Kawkawlin Bill Bond 2431 East Schmidt Road, Kawkawlin Charles Mosher 3076 North Euclid, Bay City

Minutes of the February 1, 2007, Regular Commission Meeting. Motion by Sloan supported by McDonald to approve minutes as printed. Motion passed

Scheduled Public Hearings: none

Old Business - none.

Open Discussion

- a. Correspondence review letter from Attorney Tom Bock
- Planning Commission Members Secretary Davison handed out to Planning members copies of By-Laws for the Planning Commission to be voted on at the April 5, 2007, meeting.
- c. Members of the Audience C. Mosher ask what was taking so long in getting the Motocross started.

Report of the Zoning Administer - none

New Business: Vice Chairman Fred Schmidt stated that he has two dates for the next work session with Wade Trim to discuss Motocross ordinance March 15 or 22. Committee members agreed on March 22 at 7 P.M.

Motion to adjourn by Sloan support by Cooley at 7:22 P.M. Motion passed Next Regular Meeting will be April 5, 2007

Submitted by,

Jim Davison, Secretary

SENT OF THE TRANSPORT OF THE CONTRACTOR OF THE C

on the decrease of the third to the tempth of the tempth of the second of the second of the company of the company of the second of the second

্নিয়া হৈ প্ৰতিষ্ঠান ক্ৰিয়াৰ ক্ৰেয়াক ক্ৰিয়াৰ প্ৰকৃতি কৰি কৰা হৈ প্ৰতিষ্ঠান কৰা প্ৰতিষ্ঠান কৰি । প্ৰথম বিশ্বাস্থ্য বিশ্বাসন্তিপ্ৰতিষ্ঠান ক্ৰিয়াৰ প্ৰকৃতি কৰি কৰা হৈ প্ৰতিষ্ঠান কৰি । ক্ৰিয়াৰ ক্ৰিয়াৰ ক্ৰিয়া

o nemo destruction of a flat of the control of the

గ్రామం 20 కోట్రాన్లు గ్రామం మార్క్ కార్డుకుండి మండు మండుకుండి ప్రామానికి కోట్లు కార్డుకుండి మండుకుండి మార్క్ స మాట్లుకుండి మార్క్ స్టాన్స్ కార్డ్ కార్డుకుండి మండుకుండి మండుకుండి మండుకుండి మండుకుండి మాట్లు మండుకుండి మండుకు

THE COURT OF STATE OF THE STATE OF

The second of th

in the first probability to the belief the first order or an experience of the second probability of the second probabilit

、難切が終して行われてLL - ALLES E missis about Alles A - Alles Alles

the state of the s

and the second control of the second control

and the second of the second o

 $r = \{(1, \dots, 1)^{d}, \mu \in \mathcal{E}_{r_0}\}$

Kawkawlin Township Planning Commission Regular Commission Meeting

April 5, 2007

The Regular Meeting of the Kawkawlin Township Planning Commission called to order at 7 P.M.

by Vice Chairman Fred Schmidt.

The Pledge of Allegiance

Roll Call: Carol Barber, Jeff Coolely, Jim Davison, Dan McDonald, Fred Schmidt, Julie Sloan. Excused: Fred

Dore Jr.

Minutes of the March 1, 2007, Regular Commission Meeting. Motion by Sloan supported by Cooley to

approve minutes as printed. Motion passed unanimously.

Scheduled Public Hearings: None

Old Business - Approval of By-Laws

Secretary Davison stated that the Township reviewed the new By-Laws which are part of the recommended

by the MTA. Motion by McDonald supported by Cooley to concur with Township Board recommendation for

approval. Motion passed unanimously.

Open Discussion for Issues Not on the Agenda

a, Correspondence - Commission members reviewed invitation from Bay County Environmental

Affairs & Community Development informational meeting being held on Thursday, April 26, 2007 at 6:30 PM

at the Monitor Township Hall to provide an overview of what Farmland Preservation or Purchase of

Development Rights.

b. Planning Commission Members: Secretary Davison that we need a motion to allow for Public

Hearing on the changes to the Zoning Enabling Act only as part of the May 3, 2007 meeting. Motion made by

Davison supported by McDonald to allow for Public Hearing on the changes to the Zoning Enabling Act only

as part of the May 3, 2007 meeting. Motion passed.

c. Members of the Audience: Discussion of why cleanup in the Village of Linwood where the rubber plant fire

was on Elevator Road is taking so long.

Report of the Zoning Administer- none

New Business: None

Motion to adjourn by Davison support by Cooley at 7:22 P.M. Motion passed

Submitted by.

/Jim Davison, Secretary

Next Regular Meeting will be May 3, 2007

Proposed Kawkawlin Township Zoning Ordinance Amendments August 30, 2006

General Amendments:

Amendment #1: Table of Contents.

After the adoption of Zoning Ordinance amendments, the amendment number and amendment date should be listed. For example:

<u>No.</u>

<u>Date</u>

<u>Section</u>

1-2006

October 15, 2006

Various

Michigan Zoning Enabling Act Amendments:

Amendment #2: Section 101.

This chapter's provisions are established pursuant to the authority conferred by the Tewnship Zoning Act, Act 184 of the Public Acts of 1943 Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, and other Public Acts of the State of Michigan. As described in Public Act 184 of 1943. The purpose of a zoning ordinance is to:

Amendment #3: Article 2, Definition #107.

107. Variance: A modification of literal provisions of this Ordinance which the Board of Appeals is permitted to grant when strict enforcement of said provision would cause undue hardship practical difficulty owing to circumstances unique to the individual property in which the variance is sought.

Amendment #4: Section 1500.

There is hereby established a Board of Appeals, the membership, powers and duties of which are described in Michigan Public Act 184 of 1943 110 of 2006, as amended. The Board of Appeals shall be appointed by the Township Board of Trustees and perform its duties and exercise its powers as provided in the above Act in such a way that the objectives of this Ordinance shall be observed, the public health, safety and welfare assured and justice served.

Amendment #5: Section 1504.

The Board of Appeals, in conformity with the provisions of this Ordinance and of Act 184 of 1943 110 of 2006, as amended, shall act upon all questions as they arise in the administration of this Zoning Ordinance including:

Amendment #6: Section 1506, 4.

4. When an application or appeal has been filed in proper form and with the required data, the Secretary of the Board shall place the application or appeal upon the calendar for hearing and cause notices stating the time, place and object of the hearing to be served. Notices shall be sent seven (7) days prior to the hearing to all property owners within 300-feet of the property in question, as shown on the last tax assessment roll. Any interested party may appear at such hearings in person or by agent or by attorney, to be published in accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006.

Amendment #7: Section 1603, 4, 1st Paragraph.

To ensure compliance with the provisions on this Ordinance and any conditions imposed there under, the Planning Commission or Township Board may require that a performance guarantee be deposited with the Township to insure faithful completion of improvements, in accordance with Section 16f of the Township Zoning Act 184 of 1943 505 of the Michigan Zoning Enabling Act 110 of 2006, as amended.

Amendment #8: Section 1604, 2, e.

e. The public hearing notice shall also be mailed or delivered to property owners and occupants within three hundred (300) feet of the property in question. The public hearing notices shall be sent between five (5) and fifteen (15) days not less than fifteen (15) days prior to the date of the public hearing. An affidavit of mailing or delivery of notice shall be maintained by the Township Clerk.

Amendment #9: Section 1607, 1, b.

b. The Planning Commission shall conduct a public hearing, the notice of which shall be given by two (2) publications publication in a newspaper of general local circulation, the first not more than thirty (30) nor less than twenty (20) days and the second net more than eight (8) days not less than fifteen (15) days prior to the date of said hearing.

Amendment #10: Section 1607, 1, d.

d. If an individual property or ten (10) or fewer adjacent properties are proposed for rezoning, notice of the public hearing shall be mailed to property owners and occupants, as reflected on the tax rolls, of property which lies within three hundred (300) feet of the affected property.

Amendment #11: Section 1607, 1, f.

f. The Township Board may hold additional hearings if it considers it necessary. Notice of such hearing shall be published not more than fifteen (15) days nor less than five (5) days before-less than fifteen (15) days prior to the hearing.

Article I In General

Section 100 Title

This Ordinance shall be known and may be cited as the KAWKAWLIN TOWNSHIP ZONING ORDINANCE.

Section 101 Purpose

This chapter's provisions are established pursuant to the authority conferred by the Township Zoning Act, Act 184 of the Public Acts of 1943, Michigan Zoning Enabling Act, Public Act 110 of 2006 as amended, and other Public Acts of the State of Michigan. As described in Public Act 184 of 1943, the purpose of a zoning ordinance is to:

- 1. Promote public health, safety, and general welfare.
- Encourage the use of lands in accordance with their character and adaptability, and to limit the improper use of land.
- 3. Conserve natural resources and energy.
- Meet the needs of residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land.
- Insure that uses of land are situated in appropriate locations and relationships.
- Avoid the overcrowding of population.
- 7. Provide adequate light and air.
- 8. Lessen congestion on public roads and streets.
- Reduce hazards to life and property.

- Facilitate adequate provisions for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements.
- Conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources, and properties.

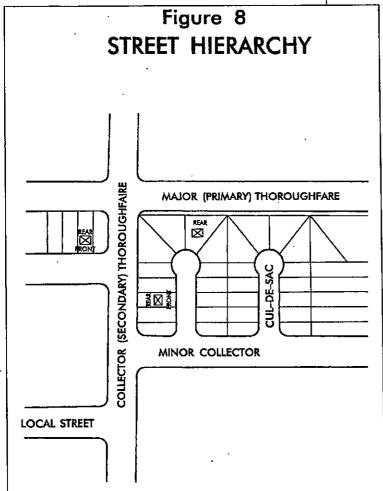
The zoning ordinance shall be made with reasonable consideration, among other things, to the character of each district; its peculiar suitability for particular uses; the conservation of property values and natural resources; and the general and appropriate trend and character of land, building, and population development.

Section 102 Rules of Construction

The following rules of construction apply to the text of this chapter:

- 1. The particular shall control the general.
- 2. In the case of any difference of meaning or implication between the text of this chapter and any caption or illustration the text shall control.
- The word "shall" is always mandatory and not discretionary. The word "may" is permissive.
- 4. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
- 5. A building or structure includes any part thereof.

- 100. **Theater, Indoor:** Any building used primarily for the presentation of dramatic spectacles, shows, movies, or other entertainment open to the public, with or without charge.
- 101. Theater, Outdoor: Any other place used for the presentation of dramatic spectacles, shows, movies, or other entertainment open to the public, with or without charge, but not including athletic events.



- 102. Tourist Home: See Bed and Breakfast definition.
- 103. Trailer Coach: See Recreational Vehicle definition.
- 104. Travel Trailer: See Recreational Vehicle definition.

- 105. Undevelopable Land: Land which has soil types or a high water table condition which present severe limitations on septic tanks and tile fields and on which no septic tank and tile field can be legally constructed and to which no public sewer is extended.
- 106. **Use:** The lawful purpose of which land or premises, or a building thereon, is designed, arranged, or intended, or for which it is occupied, or maintained, let, or leased, according to this Ordinance.
 - 107. Variance: A modification of literal provisions of this Ordinance which the Board of Appeals is permitted to grant when strict enforcement of said provision would cause undue hardship practical difficulty owing to circumstances unique to the individual property in which the variance is sought.
 - 108. Yard: A space open to the sky between a building and the lot lines of the parcel of land on which the building is located, unoccupied or unobstructed by an encroachment or structure except as otherwise provided by this Ordinance (see Figure 9).
 - a. Front Yard: A yard across the full width of the lot extending from the front line of the principal building to the front lot line, or highwayright-of-way line as the case may be.
 - b. Rear Yard: A yard extending across the full width of the lot from the rear line of the building to the rear lot line.
 - c. **Side Yard:** A yard extending between the side lot line and the nearest side of the building.

Article XV Board of Appeals

Section 1500 Authority

There is hereby established a Board of Appeals, the membership, powers and duties of which are described in Michigan Public Act 184 of 1943 110 of 2006, as amended. The Board of Appeals shall be appointed by the Township Board of Trustees and perform its duties and exercise its powers as provided in the above Act in such a way that the objectives of this Ordinance shall be observed, the public health, safety and welfare assured and justice served.

Section 1501 Board Membership

The Kawkawlin Township Board of Appeals shall consist of not less than five (5) members in accordance with the following recommendations:

- 1. The first member shall be a member of the Planning Commission.
- 2. One (1) member may be a member of the Township Board of Trustees.
- 3. The remaining members of the Board of Appeals shall be selected from the electors of the Township.
- 4. An employee or contractor of the Township may not serve as a member or employee of the Board of Appeals.
- 5. An elected officer of the Township shall not serve as chairperson of the Board of Appeals.

Section 1502 Terms of Office

Terms shall be for three (3) years, except for members serving because of their membership on the Planning Commission or Township Board of Trustees, whose terms shall be limited to the time they are members of the Planning Commission or Township Board of Trustees, respectively, and the period stated in the resolution appointing them. When members are first appointed, the appointments may be for less than three (3) years to provide for staggered terms. A successor shall be appointed not more than one (1) month after the term of the preceding member has expired. All vacancies for unexpired terms shall be filled for the remainder of the term.

Members of the Board of Appeals may be removed by the Township Board of Trustees for non-performance of duty or misconduct in office, upon written charges and after a public hearing. A member shall disqualify himself/herself from any vote in which he/she has a conflict of interest. Failure to do so shall constitute misconduct in office.

Section 1503 Rules and Regulations

The Board may adopt rules and regulations, copies of which shall be made available to the public at the office of the Board.

- Meetings of the Board shall be held within a reasonable time following the presentation of matters to the Board for its consideration and at such other times as the Board may determine. The time and place of meetings shall be specified by the Board in its rules and regulations.
- 2. The presence of three (3) members, out of the five (5) total, shall constitute a quorum. At all times, a minimum of three (3) concurring votes, the simple majority of the five (5) members, shall be necessary to grant a variance, or to reverse an administrative decision.
- The Board shall keep minutes of its proceedings which shall record all of the following:

- a. Any action or decision of the Board and the vote of each member.
- The absence or failure of a member to vote.
- c. Any other official action.
- 4. All records shall be filed promptly in the office of the Township Clerk and shall be a public record.
- The Board may call on any other officers or Boards of the Township for assistance in the performance of its duties.
- 6. For a period of ninety (90) days following a decision by the Board, no reconsideration of that decision shall be given unless the Board, in its sole discretion, determines that there has been a material change in applicable facts and circumstances.

Section 1504 Jurisdiction

The Board of Appeals, in conformity with the provisions of this Ordinance and of Act 484 of 1943 110 of 2006, as amended, shall act upon all questions as they arise in the administration of this Zoning Ordinance including:

- 1. Interpretation of the Zoning Map.
- 2. Interpretation of the Zoning Text.
- Appeals of any decision of an official or body charged with the administration of the Zoning Ordinance.
- 4. Issuance of a variance to deviate from the requirements of this Zoning Ordinance.

Section 1505 Granting of Variances

Except as otherwise specifically provided by this Ordinance, the Board of Appeals may grant a variance from such provisions of this Ordinance as, building setback requirements, height and bulk requirements, parking requirements, landscaping requirements, and sign regulations. An issuance of a variance shall occur only if the Board finds from reasonable evidence that all of the following facts and conditions exist:

- There are practical considerations regarding the property that will not allow the building/structure to be erected without causing an excessive burden to the development of the property.
- The condition or situation of the property is unique and not shared by neighboring properties in the same zone and amending the ordinance text or rezoning is not a reasonable solution.
- A variance would not be significantly detrimental to adjacent property and the surrounding neighborhood.
- 4. The practical difficulty was not created by an action of the applicant and either existed at the time of adoption of the requirement from which the variance is requested, or is necessary as the result of governmental action such as a road widening.
- The variance is the minimum necessary to permit reasonable use of the land and buildings.

Section 1506 Procedure

The following procedure shall be followed for an ordinance interpretation, appeal of an administrative decision, or variance request:

 An appeal from any ruling of the Zoning Administrator or other administrative officer or body administering any portion of this Ordinance may be requested by any person or any governmental department affected or aggrieved.

- An application for a variance authorized by this Ordinance may be requested by any person or governmental department having any legal interest in the property concerned.
- 3. The Board of Appeals shall not consider any application or appeal without the payment by the applicant to the Township Treasurer of a fee, if any, as determined by resolution of the Township Board. Such application or appeal shall be filed with the Zoning Administrator who shall transmit the same, together with all plans, specifications and other papers pertaining to the application or appeal, to the Board of Appeals.
- When an application or appeal has been filed in proper form and with the required data, the Secretary of the Board shall place the application or appeal upon the calendar for hearing and cause notices stating the time, place and object of the hearing to be served. Notices shall be sent seven (7) days prior to the hearing to all property owners within 300 feet of the property in question, as shown on the last tax assessment roll. Any interested party may appear at such hearings in person or by agent or by attorney, to be published in accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006.
- 5. At any public hearing, the Board may adjourn in order to permit the obtaining of additional information, or to send out additional notices to other property owners that it decides may be interested in the application or appeal. In the case of an adjourned hearing, persons previously notified and persons already heard need not be notified of the time of resumption of the hearing unless the Board so decides.

Section 1507 Decision of the Board

The Board shall decide all applications and appeals within 30 days after the final hearing. A copy of the Board's decision shall be transmitted to the applicant, and to the Zoning Administrator. Such decision shall be binding upon the Zoning Administrator and be observed by him, and he shall incorporate the terms and conditions of the same in the permit to the applicant whenever a permit is authorized by the Board.

Section 1508 Stay of Proceedings

An appeal taken to the Board shall stay all proceedings in furtherance of the action appealed, unless the Zoning Administrator certifies to the Board of Appeals after notice of appeal that a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may, on due cause shown, be granted by the Board of Appeals or by the Circuit Court on application, after notice to the Zoning Administrator.

Section 1509 Final Action on Appeals

The decision of the Board of Appeals shall not be final, and any person aggrieved by any such decision shall have the right to petition to the Circuit Court on questions of law and fact.

4. Performance Guarantee

To insure compliance with the provisions on this Ordinance and any conditions imposed thereunder, the Planning Commission or Township Board may require that a performance guarantee be deposited with the Township to insure faithful completion of improvements, in accordance with Section 16f of the Township Zoning Act 184 of 1943, 505 of the Michigan Zoning Enabling Act 110 of 2006, as amended.

"Improvements" means those features and actions associated with a project which are considered necessary by the Township to protect natural resources, or the health, safety, and welfare of the residents of the Townships or inhabitants of the proposed project, including roadways, lighting, utilities, sidewalks, screening, landscaping, and surface drainage.

5. Fees

Accompanying the request for approval of a site plan, a fee set by the Township Board shall be submitted. Said fee is for the purpose of defraying administrative costs in processing the request for approval. Such fee may be used for reimbursing another party retained by the Planning Commission for expert consultation relative to the application.

6. Revocation

If the Zoning Administrator shall find that the conditions and stipulations of an approved site plan are not being adhered to, the Planning Commission shall give notice to the applicant of its intent to revoke the prior approval given to the site plan. Intent to revoke shall be made known to the applicant by a registered letter sent to the applicant and signed by the Chairman of the Planning Commission. Said

letter shall be received by the applicant fourteen (14) days prior to the stated date of revocation and shall contain the reasons for revoking the site plan approval.

If the applicant notifies the Planning Commission within fourteen (14) days of the receipt of the letter of his/her intent to rectify the violation, the Planning Commission, through official act, may defer the revocation.

7. Appeal

The decision of the Planning
Commission may be appealed by the property owner or his/her designated agent to the Township Board of Appeals. Request for appeal shall be made by written letter from the applicant to the Chairman of the Board of Appeals within five (5) days of disapproval, approvals by modification, or revocation of the site plan by the Planning Commission.

8. Site Plan Amendments

An approved site plan may be submitted for minor amendment to the Zoning Administrator for review and signature by the Planning Commission Chair. If, in the judgement of either the Zoning Administrator or the Planning Commission Chair, the site plan amendment is major, the provisions of this section shall be followed.

Section 1604 Special Exception Use Permits

Purpose

Special exception uses are those uses of land which are essentially compatible with the uses permitted in a zoning district, but possess characteristics of locational qualities which require individual review and restriction in order to ensure; compatibility with the character of the

surrounding area, public services and facilities and adjacent uses of land. The intent of this Section is to establish equitable procedures and criteria, which shall be applied in the determination of requests to establish special exception uses. The criteria for decisions provided for under the provisions of this Section shall be in addition to this Ordinance, as well as all other regulations in this Ordinance which are applicable to the special exception use under consideration.

2. Procedure

The following steps shall be taken by the applicant, zoning officials and review body when considering a proposed special exception use:

- a. All applications for special exception use permits shall be filed with the Township Zoning Administrator and shall include the required site plan, fee and any other pertinent information upon which the applicant intends to rely for a Special Exception Use Permit.
- b. The Zoning Administrator shall, after preliminary review, forward the complete application to the Planning Commission for review of the special exception use.
- c. The Township Planning
 Commission shall review the site
 plan according to the criteria in
 Section 1603 of this Ordinance. In
 addition, the Planning Commission
 shall review the proposed special
 exception use according to the
 criteria set forth in this section.
- d. In the case that a discretionary decision must be made, the Planning Commission shall give public notice in a newspaper of general circulation of official receipt of an application for a special exception use permit, for

which a scheduled public hearing will be held. This notice shall:

- Describe the nature of the special exception use permit.
- ii. Indicate the property in question.
- iii. State the time and place where the special exception use request will be considered.
- iv. Indicate when and where written comments will be received concerning the request.
- e. The public hearing notice shall also be mailed or delivered to property owners and occupants within three hundred (300) feet of the property in question. The public hearing notices shall be sent between five (5) and fifteen (15) days not less than fifteen (15) days prior to the date of the public hearing. An affidavit of mailing or delivery of notice shall be maintained by the Township Clerk.
- f. After the hearing, the Planning Commission shall:
 - Approve special exception use permit application and final site plan. The Zoning Administrator shall then be directed to issue the special exception use permit.

-or-

ii. Approve special exception permit application and final plan subject to conditions, which are imposed in order to insure the special land use complies with standards stated in this Ordinance. The Zoning Administrator shall be directed to issue the special exception use permit.

-OF-

iii. Disapprove application and final site plan.

Section 1606 Interpretation and Application of Ordinance Provisions

In the interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements adopted for the promotion of the public health, morals. safety, comfort, convenience or general welfare. It is not intended by this Ordinance to repeal, abrogate, annul or in any way to impair or interfere with any existing provision of law or ordinance other than the previous zoning ordinance, or with any rules, regulations or permits previously adopted or issued, or which shall be adopted or issued pursuant to the law relating to the use of buildings or premises: provided, however, that where this Ordinance imposes a greater restriction than is required by existing ordinances or by rules, regulations or permits; the provisions of this Ordinance shall control.

Section 1607 Changes and Amendments

1. Procedure for Amendments

The Township Board is authorized and empowered to cause this Ordinance to be amended; supplemented, or changed. Proposals for amendments may be initiated by the Township Board, the Planning Commission, or by petition of one or more owners of property in Kawkawlin Township affected by such proposed amendment. The procedure for amending this Ordinance shall be as follows:

a. Each petition shall be submitted to the Zoning Administrator, accompanied by a fee as established by the Township Board, and then referred to the Township Clerk to set a hearing date and publish notices.

- b. The Planning Commission shall conduct a public hearing, the notice of which shall be given by two (2) publications publication in a newspaper of general local circulation, the first not more than thirty (30) nor less than twenty (20) days and the second not more than eight (8) days not less than fifteen (15) days prior to the date of said hearing.
- c. If the property involved borders another local government, the Clerk of said municipality is also to be given notice of the public hearing and said municipality to be given an opportunity to comment on any coordinated action or review deemed necessary.
- d. If an individual property or ten
 (10) or fewer adjacent properties
 are proposed for rezoning,
 notice of the public hearing shall
 be mailed to property owners and
 occupants, as reflected on the tax
 rolls, of property which lies within
 three hundred (300) feet of the
 affected property.
- e. If the affected property is within five hundred (500) feet of a Municipal boundary, the Planning Commission, following the public hearing, shall transmit its recommendation to the Bay County Planning Commission which shall review and comment upon the request within thirty (30) days of its receipt. Following such review period, if applicable, the Township Board shall deny, approve, or approve with conditions such amendment.
- f. The Township Board may hold additional hearings if it considers it necessary. Notice of such hearing shall be published not more than fifteen (15) days nor less than five

- (5) days before less than fifteen (15) days prior to the hearing.
- g. No petition for rezoning which has been disapproved shall be resubmitted for a period of one (1) year from the date of disapproval, except as may be permitted after learning of new and significant facts or conditions which might result in favorable action upon resubmittal.

2. Criteria for Rezoning

In considering any petition for an amendment to the Official Zoning Map, the Planning Commission and Township Board shall consider the following criteria in making its findings, recommendations, and decision:

- a. Consistency with the goals, policies, and future land use map of the Kawkawlin Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area;
- b. Compatibility of the site's physical, geological, hydrological, and other environmental features with the host of uses permitted in the proposed zoning district;
- c. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning;
- d. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts,

- aesthetics, infrastructure, and potential influence on property values:
- e. The capacity of Township infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of the Township;
- f. The apparent demand for the types of uses permitted in the requested zoning district in the Township in relation to the amount of land in the Township currently zoned to accommodate the demand;
- g. Where a rezoning is reasonable given the above criteria, a determination of the requested zoning district is more appropriate than another district or amending the list of permitted or special exception uses within a district.

Section 1608 Violations and Penalty

1. Violations

Use of land, buildings, structures and recreational vehicles in violation of any provision of this Ordinance are hereby declared to be a nuisance per se.

2. Penalties

Any person, corporation or firm who violates, disobeys, omits, neglects or refuses to comply with any provisions of this Ordinance or any permit, license or exception granted hereunder, or any lawful order of the Township Zoning Administrator, Zoning Board of Appeals, Planning Commission or the Township Board issued in pursuance of this Ordinance shall be guilty of a misdemeanor. Upon conviction thereof, before any court having jurisdiction, he or she

Kawkawlin Township Planning Commission Regular Commission Meeting April 5, 2007

The Regular Meeting of the Kawkawlin Township Planning Commission called to order at 7 P.M. by Vice Chairman Fred Schmidt.

The Pledge of Allegiance

Roll Call: Carol Barber, Jeff Coolely, Jim Davison, Dan McDonald, Fred Schmidt, Julie Sloan. Excused: Fred Dore Jr.

Minutes of the March 1, 2007, Regular Commission Meeting. Motion by Sloan supported by Cooley to approve minutes as printed. Motion passed unanimously.

Scheduled Public Hearings: None

Old Business - Approval of By-Laws

Secretary Davison stated that the Township reviewed the new By-Laws which are part of the recommended by the MTA. Motion by McDonald supported by Cooley to concur with Township Board recommendation for approval. Motion passed unanimously.

Open Discussion for Issues Not on the Agenda

a. Correspondence – Commission members reviewed invitation from Bay County Environmental Affairs & Community Development informational meeting being held on Thursday, April 26, 2007 at 6:30 PM at the Monitor Township Hall to provide an overview of what Farmland Preservation or Purchase of Development Rights.

b. Planning Commission Members: Secretary Davison that we need a motion to allow for Public Hearing on the changes to the Zoning Enabling Act only as part of the May 3, 2007 meeting. Motion made by Davison supported by McDonald to allow for Public Hearing on the changes to the Zoning Enabling Act only as part of the May 3, 2007 meeting. Motion passed.

c. Members of the Audience: Discussion of why cleanup in the Village of Linwood where the rubber plant fire was on Elevator Road is taking so long.

Report of the Zoning Administer- none

New Business: None

Motion to adjourn by Davison support by Cooley at 7:22 P.M. Motion passed

Submitted by,

/Jim Davison, Secretary

Next Regular Meeting will be May 3, 2007





Kawkawlin Township Planning Commission Regular Commission Meeting May 3, 2007

The Regular Meeting of the Kawkawlin Township Planning Commission called to order @ 7 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance

Roll Call: Carol Barber, Jeff Coolely, Jim Davison, Fred Dore Jr., Dan McDonald, Julie Sloan. Absent - Fred Schmidt.

Public in Attendance:

Ron Boyd 2755 Sunup Lane, Kawkawlin

Charles Mosher 3076 North Euclid, Bay City

Minutes of the April 5, 2007 Regular Commission Meeting were reviewed. Motion by Sloan supported by McDonald to approve minutes as printed. Motion passed unanimously.

Scheduled Public Hearings: Changes to the Zoning Enabling Act only
Chairman Dore open the Public Hearing at 7:02 PM and stated the changes are to the Zoning
Enabling Act only. Open up for public comment – none. Open up for comments from the Planning
Commission – none. Chairman Dore closed the Public Hearing at 7:05 PM. A motion from
McDonald and supported by Cooley to accept the changes as discussed. Roll Call Vote – yeasBarber. Coolely, Davison, Dore, McDonald, Sloan. Nays- none. Absent- Schmidt. Motion passed.

Other Matters to be discussed to be Reviewed by the Planning Commission.

Old Business – Chairman Dore reviewed comments from Adam Young, Wade Trim Planner on the Proposed Motocross ordinance. Discussion on noise ordinance, number of races, permanent restrooms, special use permit. A motion was made by Sloan supported by Cooley to hold a Public Hearing on the Proposed Motocross Ordinance at the next monthly meeting to be held on June 7, 2007, at 7:00 PM. Motion passed

Open Discussion for Issues Not on the Agenda

- a. Correspondence none.
- b. Planning Commission Members Question on status of hiring a Zoning Administrator.

c. Members of the Audience – C Mosher stated that he didn't know why it would take so long to make a ordinance since the Planning Commission first talked about it in August 2006.

Report of the Zoning Administer- none

New Business: none

Adjournment - Motion to adjourn by Davison support by Sloan at 8:01 P.M. Motion passed

Submitted by,

In Davison

Next Regular Meeting will be June 7, 2007

Kawkawlin Township Planning Commission



Regular Commission Meeting

June 7, 2007

The Regular Meeting of the Kawkawlin Township Planning Commission called to order at 7:01 PM by Chairman Fred Dore Jr.

The Pledge of Allegiance

Roll Call: Carol Barber, Jeff Coolely, Jim Davison, Fred Dore Jr., Dan McDonald, Julie Sloan, Fred Schmidt. Excused — Dan McDonald.

Public in Attendance:

Ron Boyd 2755 Sunup Lane, Kawkawlin
Peter Fryzel 2012 Schmidt Road, Kawkawlin
Bill Bond 2431 East Schmidt Road, Kawkawlin
Bernie & Patrice LaLonde,734 South Huron, Linwood
Tim Boyk 491 East Parish Road, Kawkawlin
Wm Dore III, 2229 Debra Court, Kawkawlin
Jerry & Suzanne Cosens, 2113 Schmidt, Kawkawlin
John Schaeffer, 1965 Cottage Grove, Linwood

Charles Mosher 3076 North Euclid, Bay City
Raymond Ryle, 2717 East Schmidt, Kawkawlin
Charles Mosher 3076 North Euclid, Bay City
Raymond Ryle, 2717 East Schmidt, Kawkawlin
Charles Mosher 3076 North Euclid, Bay City
Raymond Ryle, 2717 East Schmidt, Kawkawlin
Charles Mosher 3076 North Euclid, Bay City
Raymond Ryle, 2717 East Schmidt, Kawkawlin
Charles Mosher 3076 North Euclid, Bay City
Raymond Ryle, 2717 East Schmidt, Kawkawlin
Charles & Elizabeth Horen, 1743 South Huron, Kawkawlin
Wm Curler, 1107 North Dewitt, Bay City
Randy Gushow 1676 West Midland, Auburn
Wm & Lamoyne Dore, 2184 Jose Road, Kawkawlin
Jim & Ellie Burke, 2426 East Beaver, Kawkawlin

Minutes of the May 3, 2007 Regular Commission Meeting were reviewed. Motion by Cooley supported by Sloan to approve minutes as printed. Motion passed unanimously.

Scheduled Public Hearings:

Chairman Dore calls the Public Hearing at 7:02 PM for discussion for a SPECIAL USE PERMIT submitted by Bay City Bowmen, 2245 South Eight Mile Road & Terry Gushow of 1676 West Midland Road, Auburn, MI 48611. The purpose is to extract sand from parcel at 2245 South Eight Mile Road, (09-080-030-100-005-00). Mr Tim Boyk representing the Bay City Bowmen explained that they want to extract sand to make a 3 acre pond. Terry Gushow will extract the sand to offset the costs of building the pond. Will be built in accordance with the Township Ordinance. Mr. Keith Lambert wrote that he thinks that it will have an impact on his well. No other comments from the Public.

Comments from Planning Commission — Question on the slope what will it be. Mr. Gushow stated that they normally dig them at 3 to 1. Chairman Dore ask if their was a fence being installed. Mr. Boyk stated no. Discussion on making the slope 6 to 1. Mr. Boyk agreed to 6 to 1. Chairman Dore closed the Public Hearing was closed at 7:16 P.M.

A motion was made by Dore and supported by Sloan to approve a SPECIAL USE PERMIT submitted by Bay City Bowmen, 2245 South Eight Mile Road Road, (09-080-030-100-005-00) with a 6 to 1 slope starting at the outer edge of Pond on the Site Plan. Roll Call Vote—yeas—Coolely, Davison, Dore, Sloan, Schmidt, Barber. Nays—none. Excused - McDonald. Motion passed.

Chairman Dore calls the Public Hearing at 7:18 PM stated that the next Public Hearings is for a SPECIAL USE PERMIT submitted by Bernie & Patrice LaLonde of 734 South Huron Road, Linwood. The purpose is to relocate of used car lot at 734 South Huron, Linwood, to 2121 South Huron (09-080-026-200-240-01). The meeting was open to the public at 7:23 PM for discussion. Mr. Bernie LaLonde stated that he is moving his Used Car Dealership to 2121 South Huron. He will have approximately 10 cars on the lot. Has plans to build a 40 ft by 60 ft storage building 16 ft tall. Has contacted MDOT and the County Road Commission. At the present time he has no time line for completion. No comments from the Public.

Comments from Planning Commission – Question on storing junk and parts from cars? Mr. LaLonde stated that he does not plan on tearing apart cars. Chairman Dore closed the Public Hearing was at 7:22 PM.

A motion was made by Sloan and supported by Schmidt to approve a SPECIAL USE PERMIT submitted by Bernie & Patrice LaLonde of 734 South Huron Road, Linwood, (09-080-026-200-240-01), for a Used Car Lot with a Minimum of 10 and a maximum of 22 operable vehicles, with no outside storage of vehicle parts.

Roll Call Vote – yeas-, Schmidt, Sloan, Barber, Coolely, Davison, Dore. Nays- none. Excused - McDonald. Motion passed.

Chairman Dore calls the Public Hearing at 7:25 PM stated that the next Public Hearings is for a Ordinance for a Racetrack, not site specific – but anyplace in the Township. Mr. Adam Young from Wade-Trim is in attendance, along with our new Zoning Administer Dick Sabais. Chairman Dore ask Mr. Young to explain the ordinance. Mr. Young reviewed 1 though 12 of the proposed ordinance, and recommend that Racetrack be placed in #2 & #3 after or so that it stated (No structure or Racetrack etc;) and to add local on #12. We reviewed several ordinances from around the state, with most tracks are in A-R areas. Chairman Dore open it up to Public input and Comments from the Planning Commission, — Concern about the noise level. Would like to have a study conducted on lighting and sound? Question on valuations of houses being lowered? Question on road access are they allowed to use Schmidt Road as a main road? Do we really know if our Township wants a racetrack? Statement that motor bikes are lowering the noise level from the manufactures. Discussion on berms and height? Not happy with the distance from residence? Chairman Dore closed the Public Hearing was at 8:21 PM. Motion by Sloan supported by Cooley to recommend To the Kawkawlin Township Board of Trustees the proposed Racetrack Ordinance with amendments as published with changes to #2,#3,#12 as noted.

Roll Call Vote –yeas- Coolely, Davison, Dore, Sloan, Schmidt. Nays- Barber. Excused - McDonald. Motion passed. Motion passed with 5 – yea's, 1- Nay, 1 Excused

Kawkawlin Township

1836 E. Parish Rd. Kawkawlin, MI 48631 989-686-8710 Fax 989-686-0895



June 11, 2007

Mr. David Englehardt, Planning Director County of Bay County 515 Center Avenue Bay City, Michigan 48708

Dear Mr. Englehardt,

Enclosed please find a copy of the June 7, 2007, minutes of the Kawkawlin Township Planning Commission which a new Race Track Ordinance was adopted by the Planning Commission. We are requesting that you review the Race Track Ordinance and send your comments as soon as possible.

Please send your comments to Michael Arnold, Kawkawlin Township Clerk at the above address.

ef & and a

Sincerely,

Michael Arnold, Clerk Kawkawlin Township

Kawkawlin Township Planning Commission Regular Commission Meeting August 2, 2007

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Vice Chairman Fred Schmidt.

The Pledge of Allegiance

Roll Call Carol Barber, Jeff Coolely, Jim Davison, Julie Sloan, Fred Schmidt. Excused – Fred Dore Jr., Dan McDonald.

Public in Attendance:

Dale Wolicki, 59 North Washington, Oxford, MI 48371 Ron Boyd 2755 Sunup Lane, Kawkawlin Raymond Ryle, 2717 East Schmidt, Kawkawlin Bill Bond 2431 East Schmidt Road, Kawkawlin

Minutes of the June 7, 2007 Regular Commission Meeting were reviewed. Motion by Cooley supported by Sloan to approve minutes as printed. Motion passed unanimously.

Scheduled Public Hearings:

Vice Chairman Schmidt called the Public Hearing at 7:02 PM for discussion of a SPECIAL USE PERMIT submitted by Verizon Wireless Tower located at Old Kawkawlin & Lauria Roads. Mr. Dale Wolicki representative from Verizon Wireless stated that their intentions are to add 150 ft of additional tower and a Utility Building with half to house a backup generator and the other half for new controls. The fence area will be expanded to handle the utility building.

Open to the Public: Mr. Boyd asked if their were going to have something at the end of Lauria Road incase someone wanted to drive through the fencing. Mr. Wolicki made note.

Vice Chairman Schmidt Closed the Public Hearing @ 7:09 P.M.

A motion made by Davison and supported by Cooley to allow for a Special Use Permit for the Utility Building located at the Verizon Wireless Tower at Old Kawkawlin and Lauria Roads. Roll Call: yeas- Carol Barber, Jeff Coolely, Jim Davison, Julie Sloan, Fred Schmidt. Excused — Fred Dore Jr., Dan McDonald. Nays-0. Motion passed. Motion passed with 5 — yea's, 0- Nay, 2 Excused.

Old Business - Open Discussion for Issues Not on the Agenda

- a. Correspondence
- b. Planning Commission Members Vice Chairman Schmidt Question on outdoor sale continually going on at M-13 south of Beaver Road (2648 South Huron Rd Old Star sales)? Commissioner Davison stated that the Zoning Administer is currently working on the problem. Vice Chairman Schmidt Question why it is taking so long to cleanup the old rubber plant in Linwood and why he is allowed to store items outside? Commissioner Davison stated that he will get with Zoning Administer and find out what is going on and why they are not working on the problem of cleaning the area.
 - c. Members of the Audience

Report of the Zoning Administer- Dick Sabias

New Business:

The process of the first of the contraction of the Adjournment; Motion to adjourn by Sloan Supported by Cooley @ 7:21 P.M. Motion passed. Adjournment;

31.19

4- 1

eria in in in in in

Submitted by, . .

Line to the state of the state of

Jim Davison, Secretary

1990年,1990年1月1日 - 1990年 - 199

Barrell Artist

The second of the second of the second Next Regular Meeting will be, September 6, 2007

こうしょ おおき ない ありますの食物を造物値

to depart the contract of the contract of the contract of and the second of the letter get the by and the second and the second second The second of the second of the second the second of the second of the second of the second المراجع المراجع والمراجع المحاجم المجاولات وأناها The state of the s

The second to be seen the production of the same and the same "我们的大大,""你是要要了这种_的""我们的我们的人,我们们的

AREA ELIZABET MET AMONG A PORT OF A CONTRACTOR AND A SECOND AS A S A CONTRACTOR OF STANFORM AND A STANFORM Take the second of the second Property of the Company of the first and the contract of the c The state of the s

The book of the transfer of the decrease of the control of the con The state of the s The state of the state of the Build State and Carlot A William Commence March 1988 The State of the Sta Control of the Contro The state of the second of

Kawkawlin Township Planning Commission Regular Commission Meeting Minutes September 6, 2007

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Chairman Fred Dore Jr. at 7 P.M. with the Pledge of Allegiance.

Roll Call - Carol Barber, Jeff Coolely, Jim Davison, Fred Dore Jr., Dan McDonald. Excused — Julie Sloan, Fred Schmidt.

Public in Attendance:

Ron Boyd, 2755 Sunup Lane, Kawkawlin Raymond Ryle, 2717 East Schmidt, Kawkawlin Bill Bond, 2431 East Schmidt Road, Kawkawlin Arlene Martin, 2248 East Schmidt Road, Kawkawlin Loraine Lukowski, 1795 South Huron Road, Kawkawlin

Minutes of the August 2, 2007 Regular Commission Meeting were reviewed. Motion by Cooley supported by McDonald to approve minutes as printed. Motion passed unanimously.

Scheduled Public Hearings: None

Old Business -Open Discussion for Issues Not on the Agenda

Chairman Dore stated that the cleanup the old rubber plant in Linwood is completed. The outdoor sale continually going on at M-13 south of Beaver Road (2648 South Huron Rd Old Star sales) is currently in the Township Attorney.

Report of the Zoning Administer- Dick Sabias- No report.

New Business: Discussion on a Mobile Food stand. Chairman Dore will check with Wade Trim for an opinion.

Open To the Public - None

Adjournment: Motion to adjourn by Davison Supported by McDonald @ 7:11 P.M. Motion passed.

Submitted by,

Im Dawson

Jim Davison, Secretary

LAN PROCESS CONTROLL CONTROL C

entral de la companya Establica de la companya de la comp

रको स्थाप वर्गीकार स्थाप

over the control of high properties and all and the control of the

AND STOLEN OF STATE O

STORE ELSE SIGNED HERMAND COLLEGE MARINE LA CARRE

and the second of the contract of the second of the contract o

· 中国建筑地震,原建筑,中国。

nieros no la companión de la

人。这点情况

and the second of the second o

1966年 中国的特种设计 2010年10日本

Section 8: Oath of Office

STATE OF MICHIGAN

I do solemnly swear (or affirm) that I will support the Constitution of the United States, and the Constitution of this State, and that I will faithfully perform the duties of the office of Planning Commission member in and for the Township of Kawkawlin, County of Bay and State of Michigan, according to the best of my ability, so help me God.

Clare Payet Signature	
Subscribed and sworn to before me, this <u>22</u> day of <u>January</u>	20 <u>ص</u> ?
Ling Pelinent - Clerk	
Kawkawka Two Bay County, Michigan	

Kawkawlin Township Planning Commission

Regular Commission Meeting

October 4, 2007

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Chairman Fred Dore Jr. at 7 P.M. with the Pledge of Allegiance.

Roll Call Jeff Coolely, Jim Davison, Fred Dore Jr., Dan McDonald. Excused – Julie Sloan, Fred Schmidt. Excused - Carol Barber.

Public in Attendance:

Ron Boyd, 2755 Sunup Lane, Kawkawlin Bill Bond, 2431 East Schmidt Road, Kawkawlin Randy Summers 1975 South Huron, Kawkawlin Dave Mier, 2020 South Huron, Kawkawlin

Minutes of the September 6, 2007 Regular Commission Meeting were reviewed. Motion by Cooley supported by McDonald to approve minutes as printed. Motion passed unanimously

Scheduled Public Hearings:

Chairman Dore called the Public Hearing to order at 7:03 PM for discussion of a SPECIAL USE PERMIT submitted by Mr. Randy Summers, located at 1975 South Huron Rd. Kawkawlin, MI 48631 parcel is 09-080-023-300-165-00. Mr. Summers stated that their intentions are for an Auto re-conditioning, cleanup, detailing and later to add a sales business.

Open to the Public: Question on applied for sales and no site plan was included? Mr. Summers stated that since it had been a car lot in the past he didn't know that he had to have a site plan. Question on if the business was going to be in Mr. Summers name or someone else? Mr. Summers stated that he was told that he could apply for the Special Use, but another person would be running the business. Chairman Dore Closed the Public Hearing @ 7:09 P.M.

A motion made by Davison and supported by Sloan to table the Special Use Permit request until the November 1, 2007, Planning Commission meeting so that they would include a site plan and the individual who will be running the business can give the Planning Commission a more detail of what the intent of the business is. Motion passed unanimously.

Old Business -Open Discussion for Issues Not on the Agenda

- a. Correspondence Letter from MDOT on Highway access. Letter from Attorney Bock to Sandy Biskner.
- b. Planning Commission Members Chairman Dore stated that he contacted Adam Young from Wade-Trim on Mobile Food Stand. Individual would have to request a special use permit. Chairman Dore stated that he has informed Township Supervisor DeLorge that he does not want to serve another term when his term ends in December of this year.

Township Trustee Davison stated that the Township Board reviewed Adam Young's response to Linwood Beach accessory buildings and the Board wants to find out how you attach the parcel west of the road to the backyard of the existing residence.

c. Members of the Audience – Mr. Mier stated that he does not think that the MDOT eliminating entrances and exits on the highway are good for some businesses.

Report of the Zoning Administer- Dick Sabias - no report

New Business: Request to check if it is legal to have a Park and Sell business such as the one at 1337 South Huron Road.

Ms. Sloan stated for the record that it will be a great loss for the Planning Commission and the community to see Chairman Dore leave the Planning Commission. Mr. Boyd agreed with the statement.

Adjournment: Motion to adjourn by Davison Supported by Schmidt @ 7:20 P.M. Motion passed.

Submitted by,

Jim Davison, Secretary

Next Regular Meeting will be, November 1, 2007

Kawkawlin Township Planning Commission Regular Commission Meeting

November 1, 2007

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Chairman Fred Dore Jr. at 7 P.M. with the Pledge of Allegiance

Roll Call: Carol Barber, Jeff Cooley, Jim Davison, Fred Dore Jr., Dan McDonald, Fred Schmidt, Julie Sloan

Minutes of the October 4, 2007 Regular Commission Meeting were reviewed. Motion by Sloan supported by McDonald to approve minutes as printed. Motion passed unanimously

Scheduled Public Hearings:

Chairman Dore called the Public Hearing to order at 7:05 PM for discussion of requesting for rezoning parcel's 09-080-023-400-015-00 & 09-080-026-200-255-00 from R-1 to A-R submitted by Ronald Boyd.

Mr. Boyd stated that he was requesting that the Planning Commission consider rezoning the property in question from R-1 to Agr-R-1. He stated that he does not feel that this property in question can be used for anything.

Mr. Bill Bond ask if Mr. Boyd is the title holder and if he can explain what he plans on doing with the property.

Mr. Boyd explained that he intends to use the property as a year round recreation property.

Ms. Patti Bruzewski/Ms. Lillian Reno stated that their property adjoins the property in question and they never received a notice of this meeting.

Mr. Chet Vennix stated that people who live where the proposed track was to go never got any notice and this thing would be in their backyards. His grandson was threaten over a deer taken off the property and his blind torn down.

Chairman Dore stated that no behalf of the Township Board he apologies for anyone who did not receive proper notice, but it was not the responsibility of the Planning Commission to notify them.

Mr. Dennis Hubble question as to what will this have an effect on the property values.

Mr. Bob Pentella talked in favor of zoning and this would be profitable for the Turkey Roost, Beson's Supermarket, and other businesses.

Mr. Dave Herber talked in favor of the track and stated that he supports any youth activities.

Mr. Jerry Cosens the reason we live in the township is for the quality of life. The property values around the track would fall if passed.

Mr. Boyd responded that the property values are already fallen due to the state economic problems.

Mr. Brian Levy question on how much he is going to use it?

Mr. Boyd responded that he is requesting Recreational Park for year round actives.

Mr. Dave Herber If this was a golf course before what has changed?

Chairman Dore responded we develop a Master Plan and part of the plan was to sit aside property for development.

Mr. Hubble are you going to flush everything down the drain if you change the master plan.

Ms. Patti Bruzewski I am not willing to have motor bikes running at night.

Mr. Bernie Long this is a good thing for a controlled environment

Ms. Arlene Martin Mr. Boyd is a very nice gentleman but this is not good thing for the neighborhood.

Mr. Kyle Rameski spoke in favor of the track.

Ms. Joanie Herber spoke in favor of the track ant this is not a bad thing.

Mr. Bill Bond stated that were not protesting the track, but we don't need it in the neighborhood.

Chairman Dore Closed the Public Hearing @ 7:30 P.M.

Chairman Dore stated that for the record that we received one letter in favor from Mr. Eric Slowinski of Bay Cycle Sales, and two not in favor from Mr. James Lay, 2416 Schmidt, Kawkawlin, and Bill & Ellen Karbowski, 1064 South Mackinaw Road, Kawkawlin.

Chairman Dore open up for questions from the Commission members.

Chairman Dore stated that under the Master Plan there are three reasons for approving or denying a rezoning. First – is it meant to be general in nature? From everyone tonight I believe that there is 50-50 on this. Second – is it comprehensive, covering all social, economic, and physical aspects of the entire community. I believe that the rezoning meets this. The final is does it meet the general characteristics of the future land use plan. For this reason I believe that it does not meet the intent of the Master Plan.

Mr. Davison asked if Mr. Boyd was the Title holder of the property or if he had a letter stating that the title holder was in favor of the rezoning.

Mr. Boyd responded that he is currently purchasing the property on a land contract and he can call if we need approval.

Ms. Sloan spoke that we aren't against a racetrack but that I am not in favor of rezoning.

Mr. McDonald stated that if there is a law stating that only the title holder can rezone I can't see why we are here.

Ms. Barber stated that I've read the Master Plan and this does not fit for this use.

Mr. Cooley stated that he agrees with allot of the statements that were made tonight. He stated that he is an outdoors person and owns a bike but that he does not believe that the rezoning is the best for the people that live around the area.

A motion was made by Sloan and supported by Barber not to approve the rezoning of parcels 09-080-023-400-015-00 & 09-080-026-200-255-00 from R-1 to A-R submitted by Ronald Boyd . Roll Call Vote – yeas- Sloan, Schmidt, Barber, Coolely, Davison, Dore, McDonald. Nays- none. Motion passed.

Old Business - None

New Business - Open Discussion for Issues Not on the Agenda

- a. Correspondence none
- b. Planning Commission Members

Second request to check if it is legal to have a Park and Sell business such as the one at 1337 South Huron Road. Mr. Davison stated that the property in question is zoned commercial. The Zoning Administer had planned on being here and I will make sure that he is here to explain this to you next meet.

c. Members of the Audience

Report of the Zoning Administer- Dick Sabias

Adjournment: Motion to adjourn by McDonald Supported by Cooley @ 7:50 P.M. Motion passed.

Submitted by,

im Davison, Secretary

Next Regular Meeting will be, December 6, 2007

Kawkawlin Township Planning Commission Regular Commission Meeting November 1, 2007

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Chairman Fred Dore Jr. at 7 P.M. with the Pledge of Allegiance

Roll Call: Carol Barber, Jeff Cooley, Jim Davison, Fred Dore Jr., Dan McDonald, Fred Schmidt, Julie Sloan

Minutes of the October 4, 2007 Regular Commission Meeting were reviewed. Motion by Sloan supported by McDonald to approve minutes as printed. Motion passed unanimously

Scheduled Public Hearings:

Chairman Dore called the Public Hearing to order at 7:05 PM for discussion of requesting for rezoning parcel's 09-080-023-400-015-00 & 09-080-026-200-255-00 from R-1 to A-R submitted by Ronald Boyd.

Mr. Boyd stated that he was requesting that the Planning Commission consider rezoning the property in question from R-1 to Agr-R-1. He stated that he does not feel that this property in question can be used for anything.

Mr. Bill Bond ask if Mr. Boyd is the title holder and if he can explain what he plans on doing with the property.

Mr. Boyd explained that he intends to use the property as a year round recreation property.

Ms. Patti Bruzewski/Ms. Lillian Reno stated that their property adjoins the property in question and they never received a notice of this meeting.

Mr. Chet Vennix stated that people who live where the proposed track was to go never got any notice and this thing would be in their backyards. His grandson was threaten over a deer taken off the property and his blind torn down.

Chairman Dore stated that no behalf of the Township Board he apologies for anyone who did not receive proper notice, but it was not the responsibility of the Planning Commission to notify them.

Mr. Dennis Hubble question as to what will this have an effect on the property values.

Mr. Bob Pentella talked in favor of zoning and this would be profitable for the Turkey Roost, Beson's Supermarket, and other businesses.

Mr. Dave Herber talked in favor of the track and stated that he supports any youth activities.

Mr. Jerry Cosens the reason we live in the township is for the quality of life. The property values around the track would fall if passed.

Mr. Boyd responded that the property values are already fallen due to the state economic problems.

Mr. Brian Levy question on how much he is going to use it?

Mr. Boyd responded that he is requesting Recreational Park for year round actives.

Mr. Dave Herber If this was a golf course before what has changed?

Chairman Dore responded we develop a Master Plan and part of the plan was to sit aside property for development.

Mr. Hubble are you going to flush everything down the drain if you change the master plan.

Ms. Patti Bruzewski I am not willing to have motor bikes running at night.

Mr. Bernie Long this is a good thing for a controlled environment

Ms. Arlene Martin Mr. Boyd is a very nice gentleman but this is not good thing for the neighborhood.

Mr. Kyle Rameski spoke in favor of the track.

Ms. Joanie Herber spoke in favor of the track ant this is not a bad thing.

Mr. Bill Bond stated that were not protesting the track, but we don't need it in the neighborhood.

Chairman Dore Closed the Public Hearing @ 7:30 P.M.

Chairman Dore stated that for the record that we received one letter in favor from Mr. Eric Slowinski of Bay Cycle Sales, and two not in favor from Mr. James Lay, 2416 Schmidt, Kawkawlin, and Bill & Ellen Karbowski, 1064 South Mackinaw Road, Kawkawlin.

Chairman Dore open up for questions from the Commission members.

Chairman Dore stated that under the Master Plan there are three reasons for approving or denying a rezoning. First – is it meant to be general in nature? From everyone tonight I believe that there is 50-50 on this. Second – is it comprehensive, covering all social, economic, and physical aspects of the entire community. I believe that the rezoning meets this. The final is does it meet the general characteristics of the future land use plan. For this reason I believe that it does not meet the intent of the Master Plan.

Mr. Davison asked if Mr. Boyd was the Title holder of the property or if he had a letter stating that the title holder was in favor of the rezoning.

Mr. Boyd responded that he is currently purchasing the property on a land contract and he can call if we need approval.

Ms. Sloan spoke that we aren't against a racetrack but that I am not in favor of rezoning.

Mr. McDonald stated that if there is a law stating that only the title holder can rezone I can't see why we are here.

Ms. Barber stated that I've read the Master Plan and this does not fit for this use.

Mr. Cooley stated that he agrees with allot of the statements that were made tonight. He stated that he is an outdoors person and owns a bike but that he does not believe that the rezoning is the best for the people that live around the area.

A motion was made by Sloan and supported by Barber not to approve the rezoning of parcels 09-080-023-400-015-00 & 09-080-026-200-255-00 from R-1 to A-R submitted by Ronald Boyd . Roll Call Vote – yeas- Sloan, Schmidt, Barber, Coolely, Davison, Dore, McDonald. Nays- none. Motion passed.

Old Business - None

New Business - Open Discussion for Issues Not on the Agenda

- a. Correspondence none
- b. Planning Commission Members

Second request to check if it is legal to have a Park and Sell business such as the one at 1337 South Huron Road. Mr. Davison stated that the property in question is zoned commercial. The Zoning Administer had planned on being here and I will make sure that he is here to explain this to you next meet.

c. Members of the Audience

Report of the Zoning Administer- Dick Sabias

Adjournment: Motion to adjourn by McDonald Supported by Cooley @ 7:50 P.M. Motion passed.

Jan Dave

im Davison, Secretary

Next Regular Meeting will be, December 6, 2007

LAW OFFICES THOMAS E. BOCK 701 FIFTH STREET POST OFFICE BOX 879

BAY CITY, MICHIGAN 48707-0879

(989) 892-6016 (989) 892-4742 (FAX)

October 23, 2007

VIA FACSIMILE (989) 686-0895 AND FIRST CLASS MAIL

JAMES E. DAVISON SECRETARY KAWKAWLIN PLANNING COMMISSION 1836 E. PARISH ROAD KAWKAWLIN, MI 48631

Dear Mr. Davison:

On Monday, October 22, 2007, you inquired regarding the status of a re-zoning request being made by a land contract vendee who does not hold title to the property.

This letter is written late in the day on October 22, 2007, in my hope to get a quick response to you.

In my opinion, the land contract purchaser can, technically, request the re-zoning. However, this would probably not be wise on that person's part because they still must deal with the title holder of the property.

From the perspective of the Township, I think it is better if the Township insists that the titled land holder join in the request for re-zoning so there can be no question later on as to what the purchaser was asking for. This is particularly important if the purchaser defaults on the land contract, and the title holder suddenly finds himself or herself with a piece of re-zoned property that they did not want to have zoned in that particular classification. So, ask the applicant to have the land owner join with them or do not consider the re-zoning request. This will save us problems in the future, and we will not be opened up to accusations that the Township improperly considered a re-zoning request without considering the rights of the land owner.

If you have more questions on this topic, please call me.

Very truky/ours

Thomas E. Boc

teb/bw



I am writing this to the SPECIAL USE PERMIT being submitted by Ronald Boyd. I / we the motorcycle riders and racers of the community are all in favor of this facility. Being an employee of a local Motorcycle shop I have heard a lot of buzz about the possibility of this track, all of which has been positive. I/ we all feel that this facility would be an asset to the community, gas, food, lodging, more people to our area, in turn more money into our community. We simply ask for your approval for this permit, as it will not only make us the motorcycle riders happy, but it will help out our local businesses.

Thank You. Eric Slowinski of Bay Cycle Sales. Bay City, MI

November 1, 2007

Kawkawlin Township Planning Commission Fred Dore, JR - Chairman 1800 Parish Road Kawkawlin, MI 48631

Dear Mr. Dore;

Please consider this letter as our written protest to the rezoning of property located on M-13 / Schmidt Road in Sections 23 & 26 of Kawkawlin Township, Bay County, Michigan. The request is to change the current R2 zoning to A-R zoning that would allow an off-road dirt bike track to be built and operated.

We believe this request should be denied for the following reasons.

- 1. Section 1607, Paragraph 2 (page 81) of the Kawkawlin Township Zoning Ordinance lists criteria for rezoning property. We will address each subparagraph with reasons that this request should be denied.
 - a. It is not consistent with the goals, policies and future land use of Kawkawlin Township. It is not in the best interest for the health, safety and welfare of all township residents.
 - b. It is not compatible with other uses permitted within the current zoning district, which is R2. AT the time the master plan was developed the current R2 zoning was and still is the best use for the above property and the surrounding area.
 - c. The list of current uses in the R2 zoning will allow a reasonable return on the property to the owner.
 - d. A change in zoning to allow the requested use would not be compatible with the current R2 zoning in the surrounding area.
 - e. If this request for rezoning were granted, it definitely would compromise the health, safety and welfare of the township.
 - f. If a review of the current township-zoning map were done, it is evident that several acres and large singular parcels exist in the A-R District.
 - g. Considering that the negative impact on the township far exceeds the positive, the above-mentioned request should be denied.

We ask that the Planning Commission consider the surrounding properties to the requested change, the negative effect to these properties, and the corresponding negative effect on the entire township.

A prior business commitment does not allow us to attend the November 1st meeting.

Ellen Karboniski

Sincerely, But Kantowski

Bill & Ellen Karbowski 1064 S. Mackinaw Road

Kawkawlin, MI 48631

(989) 684-7836

Wednesday, October 31, 2007

RE: Notice of Public Hearing – Kawkawlin, MI. 48631

James E. Lay 2416 Schmidt Rd. Kawkawlin, MI 48631

I had planned on attending the meeting for REZONING application submitted by Ronald Boyd. I was notified today that my mother's health is failing.

I would ask everyone to consider the following issues prior to rezoning this property.

In 1983 I was diagnosed as having MS. That was enough to deal with but it was difficult to be told I may need to resign from my job. With a wife and four little girls we had to make some difficult decisions. I was not able to go up/down stairs so we started looking for a single story home. My doctor said I needed to reduce as much stress from my life as possible.

When I found a home on a dead end country road it was an answer to our prayers. This home also came with great neighbors that our kids could grow up with and folks that liked to get together to watch ball games or just a cook out. If I ever had a problem my neighbors always answered the call without hesitation.

My humble home on a dead end road and great neighbors helped me to limit the stress in my life.

In 1987 we celebrated our twin daughter's high school graduation. Soon after that celebration we lost one of our twins in an automobile accident on M-13. The accident was on a bright sunny day and did not involve any drugs/alcohol.

Since that date my wife has been involved in two separated accidents on the M-13 (Huron Rd) and Schmidt Rd. These accidents occurred while she was waiting for the north bound traffic to clear. One of those accidents claimed the life of an elderly man.

TAIL I HAD BELLION WHOM

But the second of the second of the second

n in the second of the second

न प्रथम किया के प्रतिकार के प्रतिकार के प्रश्निक के प्रश्निक के स्थापित है। जिस्सी के प्रतिकार के प्रथम के प्र ता संस्थानी के स्थापनी के स्थापनी के प्रतिकार के प्रतिकार के प्रथम के प्रतिकार के प्रथम के प्रथम के प्रथम के प स्थितिक के

ાં મુજારામાં આવ્યાના માત્ર તાલુક કરતા છે. આ માત્ર મોર્ગ કે લેવાલ માત્ર માત્ર કરતા છે. આ માત્ર માત્ર માત્ર માત્ર માત્ર કે માત્ર માત્ર

The more than the more than the form of the content of the content

त्र के प्रतिकार के प्रतिक प्रतिकारिक करते हैं कि एक स्वार्तिक करते हैं कि एक अध्यक्षि के स्वार्तिक हैं हैं है प्रतिकारिक स्वार्तिक स्वार्तिक स्वार्तिक स्वार्तिक स्वार्तिक स्वार्तिक स्वार्तिक स्वार्तिक स्वार्तिक स्वार्तिक

त्यां क्षेत्र के स्वाधित के स्वाधित के स्वाधित के स्वाधित के ति है। इस स्वाधित के स्वाधित के स्वाधित के स्वाधित ति कि स्वाधित के स्वाधित ति के स्वाधित के

्राहरू कर ताम तम्म त्राहरू के का ता ताल का ता का निर्माण कर ता का करते हैं कि ताम आफोर के पर कार्या के बहुद तामा त्राहरू के के कि का कार्या के माने के प्राप्त के ता ता कि कार्या के कि कार्य के ता की कि कार्य के कि बहुद के में में माने कि कि कार्यों के कार्यों के कार्यों के कार्यों के कार्यों के कार्यों के ता है कि कार्य की कार्यों के कि कार्यों के कार्यों की कार्यों के कार्यों This stretch of road is dangerous as it exists today.

- 1. Anyone living in our quiet community can clearly head the engines roar at the track in Auburn. Would you want a track in our area that will destroy the quiet all day long day after day?
 - 2. The parcel you are considering is so wet that I would never take my four wheel drive trucks to assist teenagers who were showing off got stuck. Wreakers refused to leave the road because they would get stuck/damage their vehicles.
 - 3. Our fire department recently answered a call to an accident on the railroad that crosses Schmidt Road.
 - 4. What will happen when someone is injured or killed while riding on this property? Will the ambulance/fire rescue vehicles be able to respond without getting stuck and damaging their equipment?
 - 5. Schmidt Road is NOT designed for the traffic that will be used by the folks entering/exiting this property. If the event/owners of this property agree that they will not use our road who is going to enforce that rule?
 - 6. Access to M-13 will require an acceleration/deceleration lane and I would assume a traffic light.
 - 7. Someone entering/leaving this property WILL be injured/killed.
 - 8. What liability does Kawkawlin Township assume by changing the zoning/allowing development this property?
 - 9. Approximately 3 years ago I wanted a new home. I like where I live and decided to teardown the house and build a new one. That was a vote for our township.

Respectfully submitted,

James Lay

The state of the s

Complete and the state of the

And the second of the second of the second of the second of

Tables till a greet in

14 J. 35 A COMPANY AND A

A THE SECTION OF THE Mary Control of the C

The first property of the contract of the cont The state of the state of the 出版的 (1997年) Aprilia de rata de sos a contratos de Control of the second second second second

· 1985年 1985年 1986年 1 the first degree made and which has a second of the second second to the The second of th

The Company of the Co

20.最高的 10.5 m 10.6%,10.4%,10.4%,10.4%,10.4%,10.4%。10.4%,10.4%。10.4%,10.4%。10.4%,10.4%。10.4%,10.4%。10.4%,10.4%。10.4%,10.4%。10.4%。10.4%,10.4%。10.4%,10.4%。10.4%。10.4%,10.4%。10.4%,10.4%。10.4% The second second of the second secon

The state of the second second

PETITION TO DENY

We are opposed to granting use of personal property located in Kawkawlin Township, Michigan for use of a motorcycle course.

SIGNATURE	ADDRESS ,	COMMENTS
frank Lass	2416 Solmit R	
Janier Lan	2416 Schmidt Rd	
There Id. La June	e 2/31 Wetters Rd.	
Cherry Horan &	- 1743 Sittement	
Dozaburd Hora	1743 5 Hurow RD	
Appley Borol	2431E Schmidt Rol.	
	2431 E. ScHMIST RD.	
Larraine Lukanshi	1795 5/Lunnid	<u> </u>
Fund Bond	1637 Boutell RD.	
Fater 1. 3n	113 ERNEST ST.	

PETITION TO DENY

We are opposed to granting use of personal property located in Kawkawlin Township, Michigan for use of a motorcycle course.

SIGNATURE	ADDRESS	COMMENTS
Chester F. Vennix	1885 S. Huron Kawkawkin	Do NOT Want The Noise in Neighborh
Robert Sylvester	1935 S. Huson Rd	Do NOT Want the Noise in Neighborh
Mirette Sylvester	1935 S Huron Rd	DO NOT WANT MOLORCYCLE COU
Rita V. La Pan	1943 S. Huran Rd. Kawk.	No Motorcycle Course Wented.
Robert Reyler	1959 5 Huron Pa Kaw	No Motorycle NOISE
Donell of Cut	2173 Jose Rd	No Motorcycle Woise
Fileian Reno		No Motorcycle noise
·		
		· · · · · · · · · · · · · · · · · · ·

, <u>PETITION TO DENY</u>

We are opposed to granting use of personal property located in Kawkawlin Township, Michigan for use of a motorcycle course.

SIGNATURE	ADDRESS	COMMENTS
arlene martin	2248 E Schmidt ad	
Paymond Reyler	23178 Schmidt Rd	NO
Helm Boud	5395 E. Schmidt Rd.	
Eleanow Gett	24318- Schmidt Rl	NO
from Bond	3431 E. Schnidt Rd.	NO
Rich SNIECINSKI	2225 F: SUMIDT RD	NO
David Wester	1749 3, Huron Rd	no
Dedrig hert	1749 S. Nun Rd	no
Venni Wulfle	20175 Hum	<u>NO1</u>
Lany on Drydes	2460 Schmidt Rd.	№ 0.
May Suyde	2460 Schnight Rel.	WO
Hard Lingher	2460 Schnist Rd.	NO
Paul Conny	1441 5 markinser Rd	NO

Kawkawlin Township Planning Commission AGENDA

Regular Commission Meeting

December 6, 2007

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Vice Chairman Fred Schmidt at 7 P.M. with the Pledge of Allegiance

Roll Call: Carol Barber, Jeff Cooley, Jim Davison, Dan McDonald, Fred Schmidt, Julie Sloan. Excused - Fred Dore Jr..

Public in Attendance:

Ron Boyd, 2755 Sunup Lane, Kawkawlin William DeHate 1959 North Mackinaw, Pinconning Jack & Sue Hetherington, 1100 Huron, Kawkawlin

William DeHate 1959 North Mackinaw, Pinconning Arnold Prime, 1795 East Beaver, Kawkawlin Mel McNally, 2081 Fraser, Kawkawlin

Minutes of the November 1, 2007 Regular Commission Meeting were reviewed. Motion by Sloan supported by Cooley to approve minutes as printed. Motion passed unanimously. Secretary Davison stated for the record that the individuals who stated that they were not contacted – were contacted according to township records.

Scheduled Public Hearings:

Special Use Permit submitted by Mr. Randy Summers for the purpose of an Auto re-conditioning, cleanup, detailing and sales business parcel is 09-080-023-300-165-00. <u>Was Tabled for another month.</u>

Vice Chairman Schmidt called the Public Hearing to order at 7:03 PM for discussion of requesting for rezoning parcel 09-080-14-100-140-02 from R-1 to C-2 submitted by Richard & William DeHate.

Mr. William DeHate stated that they were just asking for the parcel to be rezoned and will come back for a special use permit by next meeting. Chairman Vice Chairman Schmidt stated what would be required for a special use permit. A copy of the Planning Book stating what would be required was handed out along with the new requirements by the state for egress. Public Hearing was closed @ 7:08 PM.

A motion was made by McDonald and supported by Davison to rezone parcel 09-080-14-100-140-02 from R-1 to C-2. Roll Call Vote –yeas- Barber, Cooley, Davison, McDonald, Schmidt, Sloan. Excused - Fred Dore Jr.. Nays- none. Motion passed.

Old Business

a. Correspondence - none

and the second property of a second of the s

化分子 医圆线性神经炎性病

分部 电对路 计磁器

PER PARAMENTAL CONTRACTOR OF A CAST AND A CONTRACTOR OF A CAST OF

Maring Committed (1995年 1995年 1995年 1995年 1997年 1995年 1 Property Description

Rose Blood Print of the control of t

out mentals with the

A consider to the area of the constant of the c

is a fight to the construction of the construction of the construction of the construction of an analysis of the construction of the construction

A model was common to some one opened of our money of size of a some of \$60-1 end of the combine of \$100 feet of the combine of \$100 feet of the combine of \$100 feet of \$100

Control of this

(A) 1 (1) 11 (A) 11 (A) 12 (A) 12

b. Planning Commission Members

Concern from the Planning Commission of the Zoning Administer not attending meetings. Secretary

Davison stated that the Zoning Administer has to attend classes to keep his license up and

unfortunately due to the holidays the classes for November and December were moved up to the

beginning of the month and are usually later in the month.

c. Members of the Audience -none

Report of the Zoning Administer- Dick Sabias

New Business: none

Adjournment: Motion to adjourn by Sloan Supported by Davison @ 7:20 P.M. Motion passed.

Next Regular Meeting will be January 3, 2008

Kawkawlin Township Planning Commission Regular Commission Meeting January 3, 2008

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Chairman Fred Dore Jr. at 7 P.M. with the Pledge of Allegiance

Roll Call: Carol Barber, Jeff Cooley, Jim Davison, Fred Dore Jr., Dan McDonald, Fred Schmidt, Julie Sloan

Public in Attendance:

Ron Boyd, 2755 Sunup Lane, Kawkawlin William DeHate 1836 South Huron, Kawkawlin Rick DeHate 1959 North Mackinaw, Pinconning Clare Pajot, 2365 South Huron Road, Linwood Greg Petrimoulx, 463 E. Cottage Grove, Linwood Dennis & Vicki Lee, P.O. Box 2, Kawkawlin Tom Vermeech, 1572 North Jones Rd, Essexville Jim Cooper, 2377 South Huron, Kawkawlin Roy DeLorge, 1479 South Huron, Kawkawlin Cindy Winland, PO Box 1184, Midland, MI

Minutes of the December 6, 2007, Regular Commission Meeting was reviewed. Motion by Sloan supported by McDonald to approve minutes as printed. Motion passed unanimously.

Public Hearings:

Chairman Dore called the Public Hearing to order at 7:03 PM for discussion Special Use Permit submitted by Mr. Randy Summers for the purpose of an Auto re-conditioning, cleanup, detailing and sales business parcel is 09-080-023-300-165-00. Twp Supervisor stated that Mr. Summers will not be ready for another couple of months. A motion was made by Sloan and supported by McDonald to Table until their ready in two months. Motion passed unanimously.

Chairman Dore called the Public Hearing to order at 7:05 PM for discussion Special Use Permit submitted by Mr. William DeHate & Mr. Richard DeHate for the purpose of a Used Car Lot parcel # 09-080-14-100-140-02.

Mr. Rick DeHate stated that his intentions will be to have a one (1) person Used car Sales with Light Wreck cars. One garage has been removed, and the house will be used as the office. Access will be from Parish Road. He also stated that he will be using a Class B & C license for his business. According to the contact that was signed for selling R&W Salvage, that they can not sell parts. No one from the public spoke in favor or against the special use permit. Planning Commission question on where the Light Wreck cars would be parked? Mr. DeHate stated that they would be parked on the third roll away from the Huron Road. Chairman Dore closed the Public Hearing at 7:16 PM

A motion was made by Schmidt and supported by McDonald to approve the Special Use Permit parcel

is 09-080-023-300-165-00 for a Used Car Sales with the following conditions 14 vehicles will be allowed

under the B license, and 6 Vehicles will be allowed on the C-License and must be parked on the third roll on the parking lot, business shall not be open until an occupancy permit is issued. Roll Call: yeas-Sloan, Schmidt, McDonald, Dore, Davison, Cooley, Barber. Motion passed. Motion passed with 7 – yeas, 0- Nay, 0 Excused.

Chairman Dore called the Public Hearing to order at 7:25 PM for discussion of Site Plan Review submitted by Mr. Jim Cooper & Mr. Tom Vermeesch at 2377 South Huron Road, parcel #09- 080-026-400-035-00 & 09-080-025-400-030-00. Mr. Cooper stated that they are planning on putting a 2000 sq ft building behind the existing building for purpose of doing repairs. No one from the public spoke in favor or against the Site Plan Review. Planning Commission question access into the business with two openings and the MDOT stating that they are eliminating businesses with more than one access to a highway. Chairman Dore closed the Public Hearing at 7:25 PM. A motion was made by Sloan and supported by Cooley to approve the Site Plan Review, parcel's #09- 080-026-400-035-00 & 09-080-025-400-030-00. Roll Call: yeas- Schmidt, McDonald, Dore, Davison, Cooley, Barber, Sloan. Motion passed. Motion passed with 7 – yeas, 0- Nay, 0 Excused.

Old Business

a. Correspondence

(1.) Proposed Amendment to Williams Township General Development Plan.

b. Planning Commission Members

Questions on why Tom Bock taking to long on getting back with concerns when they come up? Davison stated that he will discuss with the Township Board.

Question on why the Planning Commission was not allowed input in hiring new Planning consultant as they were involved in the past? Davison stated that the Township Board is responsible for hiring, but will check on it and get back.

c. Members of the Audience

Mr. & Mrs. Lee wanted to know what they have to do to rezone their present property parcel 080-015-200-070-03 from R-1 to Commercial. Chairman Dore stated that we have to know what you wanted it rezone to C-1 or C-2. We just don't give a blanket rezoning to rezone property. It would be better if they spoke to the individuals who what to purchase the property and have them come in front of the Planning Commission and state what their intentions are.

Mr. Ron Boyd requested if the Planning Commission would consider amending Township Ordinance 13a Race Tracks to allow for Commercial instead of A/R.

Ms. Cindy Winland of Crescent Consulting introduced herself and what her company could be offering the Planning Commission. She stated that her consulting firm can write ordinances, teach classes, or update the Master Plan. She stated that she has reviewed our Master Plan and Ordinances and that the ordinances need to description and need to have an outline or checklist for Special Use Permits. A question was ask if she could develop classes to the Townships Master Plan and ordinances and if she could send the Township a price of how much it would cost. She requested a copy of our present Master Plan and Ordinances on disc.

Report of the Zoning Administer- Dick Sabias

Question on the pond going in on Mackinaw and Townline 14? Mr. Sabias stated that it is under an acre and is within the current ordinance.

Question on the new Trailer Sales Business at 863 South Huron running several businesses (carpet sales, trailer sales, excavating & trucking) without coming to the Planning Commission? Will check into it and get back to the Planning Commission.

New Business:

a. Election of Chairman, Vice Chairman, Secretary

Chairman Dore opens up election of Chairman. The name of Fred Schmidt was submitted. Motion by Sloan and supported by Barber to elect Fred Schmidt as Chairman for 2008. Motion passed unanimously.

Chairman Dore opens up election of Vice Chairman. The name of Jeff Cooley was submitted. Motion by Sloan and supported by McDonald to elect Jeff Cooley as Vice Chairman for 2008. Motion passed unanimously.

Chairman Dore opens up election of Secretary. The name of Jim Davison was submitted. Motion by McDonald and supported by Sloan to elect Jim Davison as Secretary for 2008. Motion passed unanimously.

Adjournment: Motion to adjourn by Sloan Supported by Cooley @ 8:38 P.M. Motion passed.

Submitted by,

Jim Davison, Secretary



January 9, 2008

Fred Schmidt, Chair Kawkawlin Township Planning Commission 1836 E. Parrish Road Kawkawlin, MI 48631

Mr. Schmidt:

It was a pleasure to meet you and the others on the Planning Commission at your meeting last week. It's my understanding that the Township Board has voted to retain my services for the Planning Commission on an as needed basis. I'm looking forward to working with you and the township staff.

midland, mi 48641. The group and staff asked me to do several things that I have enclosed with this letter:

- Compile a list of suggested changes to the zoning ordinance that I feel are essential changes and those that are desirable.
- Provide a guote for basic training for the Planning Commission.
- Provide forms and checklists for use by the Planning Commission and Zoning Board of Appeals. A site plan checklist is included with this letter. Other checklists and forms to follow.
- Provide a list of attorneys I have worked with.

I'd like to request several things from the Township:

- A digital copy of the zoning ordinance to allow me to show suggested changes in bold and strikeout for easier review by the Plannina Commission.
- An up to date zoning map. I'd be happy to go to the Bay County GIS department with the changes that are not shown on the map yet to help their staff draw an accurate zoning map for the Township.
- A copy of any forms you currently use for application for a site plan review, rezoning, special use, zoning permit, Board of Appeals application or other planning or zoning action.

box 1184 989.839.2031

fax 989.839.4995

• A list of email addresses that will permit me to communicate with you and the Planning Commission in an efficient manner.

I will plan on attending Planning Commissions meetings at your request or the staff's request unless we make other arrangements.

Thanks very much and please email or call me with any questions or concerns.

Sincerely,

Cynthia E. Winland

Planner

Enc

cc Greg Petrimoulx, Clerk

Essential Zoning Ordinance changes

- 1. Contradiction between Special Exception and Special Use The term "Special Exception" is used in each article regulating a list of uses in each zoning district. Procedural rules applying to Special Exceptions are contained in section 1604. Standards for granting a "Special Use" are contained in Article XIII yet they are not referenced in the district regulations as applying to any of the uses permitted by Special Exception. I'd recommend consistently using the term "Special Use" instead of "Special Exception" to avoid confusion and contradiction.
- 2. Special Exception (Use) procedural rules should be stated with Special Use standards in Article XIII Special Exception (Use) regulations need to be grouped together and follow P.A. 110 of 2006 more closely.
- 3. All Special Uses require standards for approval P.A. 110, Sec. 502 (1) be requires that all Special Uses have standards associated with them to avoid arbitrary actions on the part of the Planning Commission.

Suggested Zoning Ordinance changes

- 4. Incomplete Definitions in Article II Amend Definitions to include all uses permitted by right and by special use permit as well as all major headings used throughout the ordinance. Clear definitions help prevent confusion, inconsistency, argument and Board of Appeals cases. Use currently accepted definitions for uses. Graphics are well placed and clear.
- 5. Revisit and adopt a Pond Ordinance I heard during discussion that there is a substantially complete pond ordinance that needs to be finalized and adopted. The importance of this is at the Planning Commission's discretion.
- 6. Regulate Big Box development I would suggest regulations to address potential large retail development including façade regulations, maximum parking permitted, site layout, etc.
- 7. Sign regulations need to be content neutral Sign regulations may be found to be invalid if they violate the freedom of speech protections

KAWKAWLIN TOWNSHIP SITE PLAN REVIEW CHECKLIST

IMPORTANT:

A site plan will not be accepted nor scheduled for a Planning Commission meeting if it does not have all of the following information:

PRELIMINARY SITE PLAN CHECKLIST

1.		Name and Address
2.		Date (Revision Dates)
3.		North Arrow
4.		Location Map (Show one Square Mile)
5.		Scale (Must Use Engineers Scale, Minimum 1" = 20' up to 1" = 60')
6.		Zoning (Subject lot and adjoining properties in all directions)
7.		Lot Dimensions (Indicate All)
8.		Building Dimensions
9.		Square Footage of Building(s)
10.		Building Use/Uses – Indicate layout of uses if more than one
11.		Public Roadways - Include Curb, Lanes, Shoulder, Width, Thru Lanes, etc.
12.		Access Drives (Width, Traffic Directions, Curb, Signs, Etc.)
13.		Barrier Free Parking (Size and number of spaces)
14.		Loading Dock(s)
15.		Road Right of Way (Existing and Proposed)
16.		Utility or Public Easement of any kind
17.		Setback Dimensions Front, Rear, Sides for all buildings
18.		Parking Lot Layout (Drive Widths, Setbacks, Green areas, Lines, Arrows, etc.)
19.		Curbing
20.		Number of Parking Spaces
21.		Parking Space Dimensions
22.		Circulation Drive Dimensions
23.		Curb Cut Dimensions
24.		Return Radii of Driveways
25.		Sign Location(s)
26.		Bufferyards – State Type Proposed and Detail all Landscaping Proposed
27.		Fences (Size and location)
28.		Accessory Structures
29.		Dumpster location and screening
30.		Bumper blocks or other vehicular restricting devices
31.		Sidewalks (Size, type and location)
32.	<u>. — </u>	Building Elevation Drawings Including all four sides of building
33.		Delineate Phases of Development and Boundaries of Phases
34.		Neighboring Structures on all adjacent lots, distance from joint property
		lines
35.		Neighboring Land Uses/Proposed Uses
36.	··	Location and size of adjacent curb cuts and curb cuts across the street
37.		Existing Trees (Type and Size)
38.		Wetlands (Calculations of all areas proposed and existing)
39.		Floodplain

40. 41. 42.	Fire Hydrants (Existing and proposed) Proposed water mains Proposed Septic Systems and Sanitary Sewer
Additional requiren	nents for Condominium Projects
1 2 3.	Limited/General Commons etc. Density/Acre Units (Size and location)
Final Site Plan Che	cklist
1	Drainage plan submitted to and approved by Township Proposed finished grades – indicate all berms Existing ground elevation at 50' centers on and within 50' of site. Landscaping (Type and size of all proposed trees and shrubs) First floor finished elevation Drainage ditches Easements – Indicate existing and proposed Lot Split/Combination details copy liber and page "Recorded Deed" Copy of survey to verify property lines and any existing structures Sanitary Sewer (size, Lead, Connection) Manholes Watermains (size and connections) (Proposed and existing) Storm Sewer Mater Deed (Condominium Projects)

•

·

. .

.

KAWKAWLIN TOWNSHIP APPLICATION FOR REZONING OR TEXT CHANGE

(Must Be Submitted At Least Four (3) Weeks Prior To Meeting)
Completed Application must include all fees, 10 full size copies and 1 reduced copy.
\$ 300.00 Fee

Applicant:	Date:	
Address:		
Applicant's Signature:		
Owner (If different than applican	t):	
Address:		
Telephone ()	Fax()	_
Owner's Signature		
Subject Property Address:		<u> </u>
needed please attach on a sepa	arate sheet to this application	
Current Zoning:	Proposed Zo	oning
A survey or map of this property requested zoning boundaries is	/ showing existing zoning battached.	ooundaries, parcel boundaries and
For Office Use Only:		
Date Filed: Hearing Date: Parcel Identification Number: Date Notices Sent: Pay County Date & Decision:	Current Zoning: _	Case #:

Quote for Training:

Basic Planning Commissioner training on site generally lasts 2-2.5 hours and includes all handouts. My presentation is usually using a Power Point presentation. I have all my own equipment. \$350.00

Municipal attorneys I have worked with:

Bill Smith Gilbert, Smith & Borello 721 S. Michigan Ave. Saginaw, MI 48602 (989)790-2500

Gary Campbell Humphreys, Campbell, Dust & Humphreys 5090 State St. Building A, Suite One Saginaw, MI 48603 (989) 792-2552

Peter Poznak Currie & Kendall 6024 Eastman Midland, MI 48640 (989) 839-0300

The City of Auburn uses Thomas Bock

Kawkawlin Township Planning Commission Regular Commission Meeting February 7, 2008

(Tentative subject to approval)

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Vice Chairman Jeff Cooley at 7:02 P.M. with the Pledge of Allegiance

Roll Call: Carol Barber, Jeff Cooley, Jim Davison, Dan McDonald, Clare Pajot, Julie Sloan. Excused - Fred Schmidt.

Public in Attendance:

Dennis & Vicki Lee, P.O. Box 2, Kawkawlin Candace Paige, 2707 Mackinaw, Kawkawlin Rick DeHate 1959 North Mackinaw, Pinconning Tim Bellor, 2374 Linwood Road, Linwood Jack & Sue Hetherington, 1100 Huron, Kawkawlin Rick Genge, 885 Mackinaw Rd, Kawkawlin

Minutes of the January 3, 2008, Regular Commission Meeting was reviewed. Motion by Sloan supported by McDonald to approve minutes as printed. Motion passed unanimously.

Public Hearings:

Vice Chairman Cooley called the Public Hearing to order at 7:04 PM for a request to rezone parcel #09-080-015-200-070-03 from R-1 to C-2 by Mr. & Mrs. Dennis Lee. Mr. Lee stated that this is the last of 3 parcels that they want to sell and need to have it rezone to C-2. The potential buyers will come in with plans when they are ready to develop it. Ms. Candace Paige stated that approval of rezoning is contingent of the rezoning. No one from the public spoke against the rezoning. Vice Chairman Cooley closed the Public Hearing at 7:16 PM. A motion was made by McDonald and supported by Sloan to approve the rezoning of parcel #09-080-015-200-070-03 from R-1 to C-2 by Mr. & Mrs. Dennis Lee subject to Township Board approval. Roll Call: yeas- Carol Barber, Jeff Cooley, Jim Davison, Dan McDonald, Clare Pajot, Julie Sloan. Excused - Fred Schmidt. Motion passed. Motion passed with 6 — yeas, 0- Nay, 1 Excused.

Correspondence - None

Planning Commission Members -

Question on the new Trailer Sales Business at 863 South Huron running several businesses (carpet sales, trailer sales, excavating & trucking) without coming to the Planning Commission? Want to know why no update?

Members of the Audience — Mr. Rick Genge, of 885 Mackinaw Road, Kawkawlin questioned why he had to have a Site Plans draw up by an architect for a Monument business. Planning Commission replied that according to Article XVI, Section 1601 and 1602 that the Zoning Administrator shall review all applications for site plans and that site plan will be drawn by an architect, planner, and designer for the preparation. The Planning Commission also requested that Mr. Genge talk to the Zoning Administrator to find out if the property has to be rezoned before placing his business.

Mr. Tim Bellor, 2374 Linwood Road, Linwood, stated that he has plans for placing a sign for his wrecker business on several business parcels that Mr. Tim Beson owns and wanted to know if he had to have a site plan. The Planning Commission requested that Mr. Bellor talk to the Zoning Administrator to find out if he has to have a site plan.

Report of the Zoning Administer- Dick Sabias was excused due to illness.

Old Business - None

New Business: Secretary Davison stated that the Twp. Board approved the training and talked to Chairman Schmidt who thought that a two hour session on a Saturday would be alright. Will get back with date and time for the training at the next meeting.

Adjournment: Motion to adjourn by Davison Supported by Pajot @ &:58 P.M. Motion passed.

Submitted by,

Jim Davison, Secretary

Next Regular Meeting will be March 6, 2008

Kawkawlin Township Planning Commission
Regular Commission Meeting

March 6, 2008

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Vice Chairman Jeff Cooley at 7:00 P.M. with the Pledge of Allegiance

Roll Call: Carol Barber, Jeff Cooley, Jim Davison, Dan McDonald, Julie Sloan. Excused - Clare Pajot, Fred Schmidt.

Public in Attendance:

Bill Bond 2431 East Schmidt Road, Kawkawlin Ron Boyd, 2755 Sun Up Lane, Kawkawlin Arnie Prime, 1795 East Beaver Road, Kawkawlin Tom Courtemanche, 2430 Schmidt Road, Kawkawlin

Minutes of the February 7, 2008, Regular Commission Meeting was reviewed. Motion by Sloan supported by McDonald to approve minutes as printed. Motion passed unanimously.

Scheduled Public Hearings: None

Correspondence – Email fron Cindy Winland on dates for training with Planning Commission. Will check on April 8, 2008, @ 7 PM for availability.

Planning Commission Members — Question on status of American Recycle cleanup. Status of Zoning maps being updated. Discuss inviting the Zoning Board of Appeals to training session.

Members of the Audience - None

Report of the Zoning Administer Dick Sabias — A Réport was handed out on updates of items that he is working on.

Old Business: None

New Business: None

Adjournment: Motion to adjourn by Sloan Supported by McDonald @ 7:38 P.M. Motion passed.

Submitted by,

Jim Davison, Secretary

appear 3-10-08

Next Regular Meeting will be April 3, 2008

Kawkawlin Township Planning Commission

AGENDA

Regular Commission Meeting April 3, 2008

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Chairman Fred Schmidt, at 7:00 P.M. with the Pledge of Allegiance

Roll Call: Carol Barber, Jeff Cooley, Jim Davison, Dan McDonald, Clare Pajot, Fred Schmidt, Julie Sloan.

Public in Attendance:

Rick DeHate 1959 North Mackinaw, Pinconning

Arnie Prime, 1795 East Beaver Road, Kawkawlin

Minutes of the March 6, 2008, Regular Commission Meeting was reviewed. Motion by Sloan supported by McDonald to approve minutes as printed. Motion passed unanimously.

Scheduled Public Hearings:

Special Use Permit submitted by Mr. Randy Summers for the purpose of an Auto re-conditioning, cleanup, detailing and sales business parcel is 09-080-023-300-165-00.

Motion by Sloan supported by McDonald to remove the Special Use Permit request submitted by Mr. Randy Summers for parcel is 09-080-023-300-165-00 from the agenda. Motion passed unanimously by voice vote.

Correspondence - — Discussion with Cindy Winland that she can do training on April 15, 2008, at 7 PM to be held in the Kawkawlin Township meeting room. Discussed new legislation on House Bill 5032, and Senate Bill 206.

Planning Commission Members -

Question on outdoor sale continually going on at M-13 south of Beaver Road (2648 South Huron Rd Old Star sales).

Question on why the Planning Commission was not brought up to date on the new Trailer Sales Business at 863 South Huron running several businesses (carpet sales, trailer sales, excavating & trucking). Secretary Davison stated that he was told that the township attorney was looking into the situation, but that the matter was not discussed by the whole Township Board.

Members of the Audience -

Question on why the Planning Commission could not have their own attorney to handle Zoning issues since the township is always busy and not returning the Zoning Administrators phone calls.

Report of the Zoning Administer- Dick Sabias

Currently working on several Blight problems at 2111 Boutell, 2160 Wetters, and 1349 Beaver Road.

Old Business: None

New Business: None

Adjournment: Motion to adjourn by Sloan Supported by Cooley @ 7:43 P.M. Motion passed.

Submitted by,

Jim Davison, Secretary

Next Regular Meeting will be May 1, 2008

Kawkawlin Township Planning Commission AGENDA

Regular Commission Meeting

Corrected

April 3, 2008

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Chairman Fred Schmidt, at 7:00 P.M. with the Pledge of Allegiance

Roll Call: Jeff Cooley, Jim Davison, Dan McDonald, Clare Pajot, Fred Schmidt, Julie Sloan. Absent - Carol Barber.

Public in Attendance:

Rick DeHate 1959 North Mackinaw, Pinconning

)

Arnie Prime, 1795 East Beaver Road, Kawkawlin

Minutes of the March 6, 2008, Regular Commission Meeting was reviewed. Motion by Sloan supported by McDonald to approve minutes as printed. Motion passed unanimously by voice vote.

Scheduled Public Hearings:

Special Use Permit submitted by Mr. Randy Summers for the purpose of an Auto re-conditioning, cleanup, detailing and sales business parcel is 09-080-023-300-165-00.

Motion by Sloan supported by McDonald to remove the Special Use Permit request submitted by Mr. Randy Summers for parcel is 09-080-023-300-165-00 from the agenda. Motion passed unanimously by voice vote.

Correspondence - — Discussion with Cindy Winland that she can do training on April 15, 2008, at 7 PM to be held in the Kawkawlin Township meeting room. Discussed new legislation on House Bill 5032, and Senate Bill 206.

Planning Commission Members -

Question on outdoor sale continually going on at M-13 south of Beaver Road (2648 South Huron Rd Old Star sales).

Question on why the Planning Commission was not brought up to date on the new Trailer Sales Business at 863 South Huron running several businesses (carpet sales, trailer sales, excavating & trucking). Secretary Davison stated that he was told that the township attorney was looking into the situation, but that the matter was not discussed by the whole Township Board.

Members of the Audience -

Question on why the Planning Commission could not have their own attorney to handle Zoning issues since the township is always busy and not returning the Zoning Administrators phone calls.

Report of the Zoning Administer- Dick Sabias

Currently working on several Blight problems at 2111 Boutell, 2160 Wetters, and 1349 Beaver Road.

Old Business: None

New Business: None

Adjournment: Motion to adjourn by Sloan Supported by Cooley @ 7:43 P.M. Motion passed.

Submitted by,

Jim Davison, Secretary

Next Regular Meeting will be May 1, 2008

Regular Commission Meeting

May 1, 2008

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Chairman Fred Schmidt, At 7:00 P.M. with the Pledge of Allegiance

Roll Call: - Carol Barber, Jeff Cooley, Jim Davison, Dan McDonald, Clare Pajot, Fred Schmidt, Julie Sloan.

Public in Attendance:

Rick DeHate 1959 North Mackinaw, Pinconning

Bill Bond 2431 East Schmidt Road, Kawkawlin

Minutes of the May 1, 2008, Regular Commission Meeting was reviewed. Motion by Sloan, supported by Cooley, to approve minutes as printed. Motion passed unanimously by voice vote.

Scheduled Public Hearings: None

Correspondence: None

Planning Commission Members – Discussion on second Training session will request in-depth of what a special use can be used for, New Businesses coming into township.

Will request Planner to attend June 5th meeting to discuss updating ordinances on what needs to be included for enforcement for Zoning Administrator, update pond ordinance, update set backs for Beach property and ordinance on garages.

Concern of Twp. Not posting meeting in the B.C. Times. (Sec. Davison will speak to the Twp. Clerk) Concern of numerous car lots on M-13 that are not properly done through a Special Exception Use, when other individuals are required to meet the ordinance.

Concern on property south of Beaver holding Garage sales in violation of Blight ordinance and holding more than 2 (two) garage sales a year. Planning Commission would like an answer from Zoning Administrator on Park and Sell lot at 1337 South Huron.

Question on why the Planning Commission was not brought up to date on the new Trailer Sales Business at 863 South Huron running several businesses (carpet sales, trailer sales, excavating & trucking)

Members of the Audience — Melvin McNally stated that the training session was very well presented.

Report of the Zoning Administer- Dick Sabias

Old Business: None

New Business: Discuss letter written by Township Supervisor Roy DeLorge and Zoning Administrator Dick Sabias. Commission thought that it needed to be more defined. Chairman Schmidt will rewrite it to include what a special exception is, so that there is no confusion. Chairman discuss with Zoning Administrator Dick Sabias that a committee will be created to help the Zoning Administrator know what places are in violation. The Committee will consist of Julie Sloan and Clare Pajot. The Secretary will notify the individuals of who is in violation.

Adjournment: Motion to adjourn by McDonald Supported by Cooley @ 7:37 P.M. Motion passed.

Submitted by,

Jim Davison, Secretary

Next Regular Meeting will be June 5, 2008

Kawkawlin Township Planning Commission

Regular Commission Meeting

June 5, 2008

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Chairman Fred Schmidt, At 7:01 P.M. with the Pledge of Allegiance

Roll Call: - Carol Barber, Jim Davison, Dan McDonald, Clare Pajot, Fred Schmidt, Julie Sloan. Excused- Jeff Cooley>

Public in Attendance:

Rick DeHate 1959 North Mackinaw, Pinconning Duwaine LaLonde, 1801 East River Road, Kawkawlin Bill Bond 2431 East Schmidt Road, Kawkawlin

Minutes of the May 1, 2008, Regular Commission Meeting was reviewed. Motion by Sloan, supported by Davison, to approve minutes as printed. Motion passed unanimously by voice vote.

Scheduled Public Hearings: None

Correspondence: Notice from Cindy Winland, Crescent Consulting, Inc, that next Training session will be held June 17, 2008, at 7 PM Kawkawlin Township Administration Building.

Planning Commission Members – None

Members of the Audience – Mr. LaLonde discussed cutting trees on river Road.

Report of the Zoning Administer- Dick Sabias

Reported that Mr. Fred Gruszynski of 2100 North Huron Road, Pinconning will not be selling Travel Trailers at M-13 & Cottage Grove Road.

Old Business: None

New Business:

Cindy Winland, Crescent Consulting, Inc – discussion on updating certain ordinances

- Enforcement by Civil Infraction
- Ponds
- Prese4nt Site Plan needs to be updated

Adjournment: Motion to adjourn by Davison Supported by Sloan @ 8:18 P.M. Motion passed.

Submitted by,

Jim Davison, Secretary

Next Regular Meeting will be August 7, 2008

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

Kawkawlin Township Planning Commission Special Commission Meeting

June 17, 2008 (Tentative not approved)

The Special Meeting of the Kawkawlin Township Planning Commission called to order by Chairman Fred Schmidt, At 7:04 P.M. with the Pledge of Allegiance

Roll Call: - Jim Davison, Dan McDonald, Clare Pajot, Fred Schmidt, Julie Sloan. Excused- Carol Barber, Jeff Cooley.

Minutes of the June 5, 2008, Regular Commission Meeting was reviewed. Motion by Sloan, supported by McDonald, to approve minutes as printed. Motion passed unanimously by voice vote.

Public in Attendance:

Wilson Hall, 708 S. Euclid Ave., Bay City, MI 48706 Cindy Winland, PO Box 1184, Midland, MI Melvin McNally, 2081 Fraser, Kawkawlin

Scheduled Public Hearings:

Chairman Schmidt called the Public Hearing to order at 7:06 PM for a request to rezone parcel #09-080-026-200-200-00 from Industrial to C-2 located at 2243 S. Huron Road, by Mr. Wilson Hall. Mr. Hall stated that he has plans to build a pole barn to store his cars and motorcycle collections. He stated that Hoffman Builders has the contract and is ready to start. No one from the public spoke against the rezoning. Chairman Schmidt closed the Public Hearing at 7:10 PM. A motion was made by McDonald and supported by Schmidt to approve the rezoning of parcel #09-080-026-200-200-00 from Industrial to C-2 located at 2243 S. Huron Road, subject to Township Board approval. Roll Call: yeas- Jim Davison, Dan McDonald, Clare Pajot, Fred Schmidt, Julie Sloan. Excused-Carol Barber, Jeff Cooley.

Motion passed with 5 - yeas, 0- Nay, 2 Excused.

Mr. Hall was informed that the Township Board has to approve this decision before any work can start. Question from Sloan about having a Site Plan and Special Use. Ms. Winland stated that all commercial property has to have a site plan and special use because the owner is expanding his current use of the property. Mr. Hall stated that this new information was new to him and that he was planning on starting on June 21, 2008.

Adjournment: Motion to adjourn by Davison Supported by Sloan @ 7:18 P.M. Motion passed.

Submitted by,

Jim Davison, Secretary

Next Regular Meeting will be August 7, 2008

Kawkawlin Township Planning Commission

Regular Commission Meeting

August 7, 2008

(Tentative not approved)

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Chairman Fred Schmidt, At 7:01 P.M. with the Pledge of Allegiance

Roll Call: present- Carol Barber, Jeff Cooley, Jim Davison, Dan McDonald, Clare Pajot, Fred Schmidt, Julie Sloan

Public in Attendance:

Jack Hetherington, 1100 South Huron Road, Kawkawlin Mr. & Mrs. Michael St Martin, 2520 South Huron, Kawkawlin

Approval of the June 17, 2008 Special Planning Commission minutes – motion by Sloan and supported by Pajot. Motion passed unanimously by voice vote.

Scheduled Public Hearings:

Chairman Schmidt called the Public Hearing to order at 7:02 PM for a Request for Special Use at 2243 South Huron Road, Kawkawlin for a storage building at parcel # 09-080-026-200-200-00

Chairman Schmidt stated that Mr. Wilson Hall could not make the meeting but wanted to make sure that the Planning Commission knew that the sole purpose was for **Cold Storage only**. Mr. Hall collects old vechicals for a hobby and needs a place to store them. It was unclear if any hoist were still to be installed or not. No one from the public spoke against the rezoning. Chairman Schmidt closed the Public Hearing at 7:06 PM. A motion was made by Cooley and supported by McDonald to approve the Request for Special Use at 2243 South Huron Road, Kawkawlin for a storage building parcel # 09-080-026-200-200-00 with the following conditions; must be use for cold storage only, must install a Knox Fire Box per Township Ordinance. Roll Call: yeas- Carol Barber, Jeff Cooley, Jim Davison, Dan McDonald, Clare Pajot, Julie Sloan, Fred Schmidt. Motion passed with 7 yeas and 0 nays.

Correspondence: None

Public Input:

Mr. Michael St Martin ask what he could do to stop Mid Michigan Auto Sales2534 South Huron Road, 080-035-200-105-00. He explained that every time it rains his yard gets flooded out. Twp. Trustee Davison stated that the Twp Bd. Received a complaint from one of the neighbors at the June Bd meeting and the Twp Bd. Agreed to have our Twp Planner look at it to try and resolve the problem. Their was a report issued from the Twp Planner and it is scheduled to be discussed at the Monday night Bd. Meeting on August 11th @ 7 PM. Mr. St Martin requested a copy of the report which Twp. Trustee Davison gave him one.

Planning Commission Members Input

Mr. McDonald stated that he heard that Fraser Twp. Is having problems with an individual storing and raising wild animals for hunting camps. He stated that we do not have any such ordinance in for storing and raising wild animals and requested if the Twp Planner could develop an ordinance for the Twp.

Several members want to know why our Zoning Administrator has not given us a monthly report to the Planning Commission since he was hired and we have requested them and he tells what he turns in to the other Twp's that he works for but not ours.

Report of the Zoning Administer: called in sick, no report

Old Business: None

New Business: None

Adjournment Motion to adjourn by Davison supported by Sloan @ 7:35 P.M. Motion passed.

Submitted by,

Jim Davison, Secretary

Next Regular Meeting will be September 4, 2008

Kawkawlin Township Planning Commission Regular Commission Meeting September 4, 2008

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Chairman Fred Schmidt, @ 7 P.M. with the Pledge of Allegiance

Roll Call: present -Carol Barber, Jeff Cooley, Jim Davison, Dan McDonald, Clare Pajot, Fred Schmidt, Julie Sloan, Absent: none

Public in Attendance:

Jack Hetherington, 1100 South Huron Road, Kawkawlin Patrick Rokosz, 1766 Maroba, Linwood

Approval of the August 7, 2008, Regular Commission Meeting – motion by Sloan, and supported by Pajot. Motion passed unanimously by voice vote.

Scheduled Public Hearings: None

Correspondence: None

Public Input: None

Planning Commission Members Input

Question on storage building at parcel # 09-080-026-200-200-00 why natural gas being installed when it was approved for cold storage? Zoning Administrator to check on.

Question on rummage sale going on at motel for over a month? Zoning Administrator stated letter sent to owner.

Report of the Zoning Administrator: Zoning Administrator handed out report and answered questions.

Old Business: None

New Business: Discussed handout on proposed changes to sign ordinance. Will review with discussion at October meeting.

Adjournment Motion to adjourn by Pajot supported by McDonald @ 7:22 P.M. Motion passed.

Submitted_by,

Jim Davison, Secretary

Next Regular Meeting will be October 2, 2008

Kawkawlin Township Planning Commission Regular Commission Meeting September 4, 2008

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Chairman Fred Schmidt, @ 7 P.M. with the Pledge of Allegiance

Roll Call: present -Carol Barber, Jeff Cooley, Jim Davison, Dan McDonald, Clare Pajot, Fred Schmidt, Julie Sloan, Absent: none

Public in Attendance:

Jack Hetherington, 1100 South Huron Road, Kawkawlin Patrick Rokosz, 1766 Maroba, Linwood

Approval of the August 7, 2008, Regular Commission Meeting – motion by Sloan, and supported by Pajot. Motion passed unanimously by voice vote.

Scheduled Public Hearings: None

Correspondence: None

Public Input: None

Planning Commission Members Input

Question on storage building at parcel # 09-080-026-200-200-00 why natural gas being installed when it was approved for cold storage? Zoning Administrator to check on.

Question on rummage sale going on at motel for over a month? Zoning Administrator stated letter sent to owner.

Report of the Zoning Administrator: Zoning Administrator handed out report and answered questions.

Old Business: None

New Business: Discussed handout on proposed changes to sign ordinance. Will review with discussion at October meeting.

Adjournment Motion to adjourn by Pajot supported by McDonald @ 7:22 P.M. Motion passed.

Submitted by,

Jim Davison, Secretary

Next Regular Meeting will be October 2, 2008

Kawkawlin Township Planning Commission Regular Commission Meeting October 2, 2008

Call the meeting to order
Piedge of Allegiance
Roll Call:
Approval of the September 4, 2008, Regular Commission Meeting
Scheduled Public Hearings: None
Correspondence: None
Public Input:
Planning Commission Members Input
Report of the Zoning Administrator:
Old Business: None
New Business: a.) Storage/Hoyle
b.) Discussion on sign ordinance changes
c.) Dates for Special Meeting for Cindy Winland to discuss new "Special Use changes"
Adjournment

Next Regular Meeting will be November 6, 2008

Kawkawlin Township Planning Commission
Regular Commission Meeting
October 2, 2008

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Chairman Fred Schmidt, @ 7 P.M. with the Pledge of Allegiance.

Roll Call: present - Jim Davison, Dan McDonald, Clare Pajot, Fred Schmidt, Absent: Carol Barber, Jeff Cooley, Julie Sloan.

Public in Attendance:

Jack Hetherington, 1100 South Huron Road, Kawkawlin

Approval of the September 4, 2008, Regular Commission Meeting – motion by Pajot, and supported by McDonald. Motion passed unanimously by voice vote.

Scheduled Public Hearings: None

Correspondence: None

Public Input: None

Planning Commission Members Input: Request to have the Zoning Administrator check on across from 1656 South Mackinaw for blight problem owned by Westwood Sales.

Check on Park & Sell places at Cottage Grove & M-13 (Old Furniture Store), Pines Truck Accessories.

Report of the Zoning Administrator: Reviewed Report

Old Business: None

New Business:

- a.) Storage/Hoyle Discuss what has to be done for Storage Buildings behind Hoyle's residence. Just checking on before doing anything. Was advised that the area is Zoned Residential, would have to be rezoned first.
- b.) Discussion on sign ordinance changes reviewed changes and will send to Twp Planner for review.
- c.) Dates for Special Meeting for Cindy Winland to discuss new "Special Use changes" Agreed on October 16, 2008, at 7 PM.

Adjournment Motion to adjourn by Pajot supported by McDonald @ 7:17 P.M. Motion passed.

Submitted by,

Jim Davison, Secretary

Next Regular Meeting will be November 6, 2008

Kawkawlin Township Planning Commission

Special Commission Meeting

October 16, 2008

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Secretary Jim Davison, @ 7:14 P.M. with the Pledge of Allegiance

Roll Call: present -Carol Barber, Jim Davison, Dan McDonald, Clare Pajot, Julie Sloan. Absent: Jeff Cooley, Fred

Schmidt.

Public in Attendance:

Cindy Windland, Cresent Consulting

Public Input: None

Planning Commission Members Input: Request from Planning Commission to have the New Township

Board, Planning Commission, and Zoning Administrator sit down together with the Planner to discuss the purpose

of the Planning Commission, Zoning Administrator and Township Board at either the December 4, 2008, or

January 8, 2009 meetings.

Old Business: None

New Business:

a.) Special Use Ordinance - Reviewed changes to have all Special Exception removed because it causes most of

the problems and confusion that is going on. Discussed Green Energy section is new. Discussed combining items

together that are similar. After discussion of all changes the next step is to hold a public hearing. The Commission

agreed to delay the November 6th meeting until November 13th at 7 PM.

b.) Discussion on sign ordinance changes - discussed changes and the planner will clean them up before having

a public hearing.

c.) Discussion on why new businesses are not coming before the Planning Commission (ITC) This was approved

by the Township Supervisor and is in violation of Township Ordinance. This was also not discussed at any

Township Board meeting.

Adjournment: Motion to adjourn by Sloan supported by Pajot @ 8:42 P.M. Motion passed.

Submitted by

Jim Davison, Secretary

Kawkawlin Township Planning Commission

Regular Commission Meeting November 13, 2008

The Regular Meeting of the Kawkawlin Township Planning Commission called to order by Chairman Fred Schmidt, @ 7:04 P.M. with the Pledge of Allegiance

Roll Call: present -Carol Barber, Jim Davison, Dan McDonald, Clare Pajot, and Julie Sloan. Fred Schmidt. Absent: Jeff Cooley,

Public in Attendance:

Cindy Windland, Cresent Consulting Mr. & Mrs. Dennis Reinke, 134 Doud Rood, Kawkawlin Dave Mier, 2020 South Huron, Kawkawlin Arnold Prime, 1795 East Beaver, Kawkawlin

Jack Hetherington, 1100 South Huron Road, Kawkawlin Rick DeHate 1959 North Mackinaw, Pinconning

Approval of Minutes of the October 2, 2008, Regular Commission Meeting, and October 16, 2008, Special Commission Meeting - motion by Sloan, and supported by Pajot. Motion passed unanimously by voice vote.

Scheduled Public Hearings:

Chairman Schmidt called to order the Public Hearing @ 7:06 PM for a request, Special Use for used car lot at 2598 South Huron Road, Property # 09-080-035-200-120-00 by Mr. & Mrs. Dennis Reinke.

Mr. Reinke stated that he just wanted to apply for a license to sell a few cars from auction in front of his body shop. No one from the public spoke against the special use. Planning Commission members took note on the drawings that they received were not in line do to the fact that it did not show the number of parking spaces, customer parking spaces including handicap spots, application does not state what type of used cars will be sold. Mrs. Reinke stated that they were told by Mr. DeLorge and Mr. Petrimoulx that they hard everything that they needed. Chairman Schmidt requested that the Twp. Planner Ms. Cindy Winland had anything to say on the subject. Ms. Winland informed Mr. & Mrs. Reinke what the ordinances stated and suggested that the Planning Commission could approve subject to receiving the proper paper work. A motion was made by Davison and supported by Pajot to table the request for a special Use for used car lot at 2598 South Huron Road, Property # 09-080-035-200-120-00 by Mr. & Mrs. Dennis Reinke, until December 4, 2008, Motion passed unanimously by voice vote.

Chairman Schmidt called to order the Public Hearing @ 7:26 PM for changes to the special use section of the ordinance book. Ms. Winland went through the changes stating that all special exceptions were removed due to the fact that it was making some special uses confusing when they could be done by special exception. Public Comments: Question on how is this going to be enforced? Ms. Winland stated that there are sections that cover this. Mr. Davison stated that the Twp. Board is in the process of putting together an enforcement ordinance by the Twp. Attorney. Chairman Schmidt closed the Public Hearing @ 8:01 PM. A motion was made by Sloan and supported by McDonald to approve all changes to the Special Uses of the Zoning Ordinances and to send to the Twp. Board for final approval. Roll Call: yeas- Carol Barber, Jim Davison, Dan McDonald, Clare Pajot, Julie Sloan, Fred Schmidt. Absent - Jeff Cooley, Motion passed with 6 years and 0 nays.

Correspondence: Letter from MDOT on "Changes in Property Use of Property Abutting State

Highways

Planning Commission Members Input

Questions on existing Job Description of Zoning Administrator? Question on why Wilson Hall was granted a Special Use for cold storage but was using the place for working on vehicles, and why he is being allowed to sell fudge, and buy and sell gold? Question on why American Recycle is storing sugar beets in Linwood? (All questions were directed at the Zoning Administrator).

Public Input: Questions on existing Job Description of Zoning Administrator? Dave Meir question why he was ask to remove a "Park & Sell" sign when there are 20 violations on M-13 and why the enforcement was not being done to other places'. Meir's stated that if was being singled out that he would be contacting his attorney.

Report of the Zoning Administrator: Handed report to Chairman Schmidt. Copies were not made for other commission members.

Old Business: None

New Business: a.) Discussion on sign ordinance changes

Ms. Winland noted that she went through the changes that was discuss with the Planning Commission trying to take in account of the existing ordinances and any that needed updating. Question on billboards not being included which a majority wanted to discuss more on if billboards should be allowed. Planning Commission members stated that they would let Ms. Winland know prior to creating the final changes that would go on to the Public Hearing. Ms. Winland presented several versions of Job Descriptions for the Zoning Administrator. Could be discussed with Twp Board when meeting is scheduled between the groups.

Adjournment: Motion to adjourn by Sloan supported by Schmidt @ 8:42 P.M. Motion passed.

Submitted by,

Jim Davison, Secretary

Kawkawlin Township Planning Commission

Regular Commission Meeting December 4, 2008

Call the meeting to order
Pledge of Allegiance
Roll Call:
Approval of Minutes of the November 13, 2008, Regular Commission Meeting.
Scheduled Public Hearings:
a.) Request for Special Use for used car lot at 2598 South Huron Property # 09-080-035-200-120-00. (Tabled
from October 16, 2008)
b.) Request submitted by Frederick Schmidt Jr. to update the Special Use Ordinance for 569 South Huron Road, parcel 09-080-010-200-065-00.
Correspondence: None
Public Input:
Planning Commission Members Input
Report of the Zoning Administrator:
Old Business: None
New Business: a.) Discussion on sign ordinance changes

Next Regular Meeting will be January 8, 2009

Adjournment

Kawkawlin Township Planning Commission Regular Commission Meeting January 8, 2009

The regular meeting of the Kawkawlin Township Planning commission was called to order by Chairman Fred Schmidt at 7:00 PM with the Pledge of Allegiance.

Roll Call:

Present: Carol Barber, Dan McDonald, Clare Pajot, Fred Schmidt, Julie Sloan, and new member

Jack Hetherington Absent: Jeff Cooley

Pledge of Allegiance

Public in Attendance:

Roger Obertein Shawn Dashkovitz

Approval of Minutes of the December 4, 2008 meeting

Motion by Dan McDonald, seconded by Julie Sloan, accepted by members.

Scheduled Public Hearings:

Zoning Administration Report:

Zoning Administrator absent from meeting.

One new building permit issued: McDonald Restaurant, Huron and Beaver Roads

New Business:

Shawn Dashkovitz, representing Extreme Sound Design, Inc., 2904 N. Huron Road, Fraser Township, Pinconning, MI, is wanting to move above business to 2515 Huron Road, Kawkawlin Township. He wants to know what is required by Kawkawlin Township and steps necessary to make this move and operate the business at the new location.

Sign Ordinance #1422

Sign ordinance needs to be clarified. Township Board to be addressed by Cindy Winland regarding this matter.

Township Supervisor to check with Township Attorney if board member Jack Hetherington can legally act on both Planning Commission and Trustee for the Township of Kawkawlin.

Julie Sloan is the new Planning Commission Secretary.

Kawkawim Tevnship Plannner Commission Regular Commission Meetins January 8, 2006

ahe regalak enkado e berther tekseka zoo o ak filo illa o ki cen kaak kaa wesi o died ke badan bur 19 aken dikked Secoliteka iliku 1934 kalika ak kaaley belaken kaak

Jish Fall

intesta. Caronda not, iban in Dronain, Con Plant Fiod editori, itua ii ian, eleit ni enemiationi. Inc. hotini orgalia Absont John or ica

Plaugo of Allegiance

Public in Attendance: 6040 Obertein Mana Bathan

Angroval of Winakes of the Bereinkurd, **2008** munting. Dut ton by Can Nicobald, seconded to him Soom, account the mornious.

s gratual to land bold and 12

Talling Adn infoliation Beginner

्र । तहान क्षेत्रक प्रकार एक अनिवक्त वेदाव करता है।

াপ্তৰ লেভভটি ১ ১১ সময় । এই এলফটৰ ভিন্ন ছেড ক' ভিন্নতন কৈছে প্ৰায়েটি লাইছিল কৰিছে সংগ্ৰহ

derv Ensiges

Strates Devidence, expressibling extreme Sound flessy, i.e., 2004 II. Heads Andright vestor in a vestor flessy of a vestor. Encourage Mile is readily to move choice in the contract flessy make the contract readily to vertice the move for an area of the contract readily for the contract fless and notes the business as the contract for the contract of the business as the contract for the contract of the business as the contract for the contract of the contract of the contract of the business as the contract for the contract of the contrac

State of the matter states

Agn anthratice are ds to be callined. Founding board to be addressed by Onlin Diamed regal line incomplete.

प्रजानमंत्री श्रीकृष्टराहरू कि स्वरूपि प्रमान के जन से महास्थान करा है । जन्म मा कार्यक्र कर स्वरूपिक प्रभाव प्रमानित स्वरूपि स्वरूपिक स्व

Julie Vicania the miss Planning Comments Secretary.

Next regularly scheduled meeting of the Planning Commission will be February 5th, 2009 and 7:00 PM.

Adjournment:

Motion to adjourn by Julie Sloan at 7:25 PM, seconded by Jack Hetherington.

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE Ness regularly stried or 1 to 11 to of the Planting Commission will be February 5°C 2009 and 750 nm.

Adjeuramenti

Motion to adjuding by fail, bload or 1.25 PM, seconded by Jerkin. Magney,

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

RETAIN THIS INAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

RETAIN THIS IMAGE RETAIN THIS IMAGE RETAIN THIS IMAGE

KAWKAWLIN TOWNSHIP PLANNING COMMISSION MEETING

REGULAR MEETING OF FEB 6, 2009

THE REGULAR MEETING WAS CALLED TO ORDER AT 7:00 PM BY CHAIRMAN SCHMIDT, WITH THE PLEDGE OF ALLEGIANCE.

ROLL CALL: PRESENT - MC NALLY- MC DONALD- PADJOT- SCHMIDT SLOAN

ABSENT - BARBER-COOLEY-HEATHERINGTON.

PUBLIC ATTENDANCE: RON BOYD, DENNIS BRAGEL, PATRICK CAMPBELL, ARNIE PRIME, PAT ROKOSZ

APPROVAL OF MINUTES OF JAN 8, 2009 APPROVED - UNANIMOUS

CORRESPONDENCE: NONE

PUBLIC IN-PUT: NONE

PLANNING COMMISSION IN-PUT: THE COMMISSION IS EXTREMELY

CONCERNED ABOUT THE LACK OF IN-PUT AND THE ABSENSES OF THE ZONING ADMINISTRATOR AT THE

MEETINGS.

ZONING ADMIN REPORT: NONE

OLD BUSINESS: SIGN ORDINANCE TOWNSHIP PLANNER CINDY W.
PRESENTED REVISIONS FOR REVIEW AND APPROVAL
TO BE VOTED ON AT THE MARCH 2009 MEETING

NEW BUSINESS: DAN MCDONALD OF WETTERS RD IS CONCERNED ABOUT ON GOING REPAIR WORK AND THE JUNK VEHICLES BEING STORED AND WORKED ON BY JOHN PAYNE. LETTERS FROM ZONING AND LEGAL HAVE NOT IMPROVED THE ON GOING PROBLEM, IT IS REQUESTED THAT FURTHER

ACTION BE TAKEN.

ADJOURNMENT: 7:45 PADJOT - MCDONALD

RESPECTFULLY JULIE A. SLOAN

PLANNING COMMISSION - REGULAR MEETING

MARCH 5TH 2009

CALL TO ORDER @ 7:00 PM - PLEDGE OF ALLIGIANCE.

ROLL CALL - PRESENT - BARBER-COOLEY-HEATHERINGTON-MC DONALD-PADJOT-SCHMIDT-SLOAN ABSENT- NONE

APPROVAL OF MINUTES OF FEB. 6TH 2009 APPROVED UNANIMOUS

PUBLIC HEARINGS - NONE

CORRESPONDENCE - NONE

PUBLIC INPUT- JIM DAVIDSON STILL CONCERNED ABOUT THE PROPERTY OWNED BY BISKNER AND HIS RUNNING A UNAUTHORIZED JUNK YARD ON HIS PROPERTY. ZONING OFFICER TO FOLLOW UP WITH ATTORNEY AND REPORT TO THE PLANNING CHAIR BY MARCH 18TH AS TO THE DISPOSITION.

BOARD UPDATE - REC DEPT. NEEDS WRITTEN RULES, ELECTRICAL SERVICE NEEDED IN REC AREA FIRE TRUCK REPAIRS NEEDED.

OLD BUSINESS - SIGN ORD. TABLED -MORE INPUT NEEDED FROM TWP PLANNER.

NEW BUSINESS- MCCORMICK HOUSE STILL HAS NOT BEEN
REMOVED. TO BE FOLLOWED UP BY
ZONING OFFICER- CASUAL CARPET BUILDING
AND PROPERTY CONTINUES TO HAVE TRAILERS
FOR SALE TRACTOR TRAILER PARKING ETC.
ALSO FIRE DEPT. WAS CALLED TO THE STORE
AREA DISCOVERED AN APPARTMENT IN THE
LOWER LEVEL -ZONING OFFICER TO ALSO CHECK
OUT AND REPORT FINDINGS. COMMISSION IS

STILL CONCERNED WITH THE PERFORMANCE AND THE AMOUNT OF TIME IT TAKES THE ATTORNEY TO RESPOND AND HANDLE PROBLEMS.

ADJORNED AT 7:30 PM - MCDONALD, SLOAN

RESPECTFULLY JULIE A. SLOAN

KAWKAWLIN TWP PLANNING COMMISSION REGULAR MEETING APRIL 2ND 2009

CALL TO ORDER - 7PM BY CHAIRMAN WITH PLEDGE OF ALLEGIANCE

ROLL CALL - PRESENT BARBER, HEATHERINGTON, MCDONALD, PADJOT, SCHMIDT, SLOAN

APPROVAL OF MINUTES - ACCEPTED BY MEMBERS

PUBLIC HEARINGS - NONE

CORRESPONDENCE- NONE

PUBLIC INPUT - CARS AT THE OLD JACK RAHN PROPERTY

ZONING ADMINISTRATOR - REQUEST TO HAVE MONTHLY REPORT AT PLANNING MEETING

OLD BUSINESS - SIGN ORDINANCE -TABLED

NEW BUSINESS- NONE

ADJORNMENT- 7:35 PM

KAWKAWLIN TOWNSHIP PLANNING COMMISSION MEETING

REGULAR MEETING OF MAY 7TH 2009

THE MEETING WAS CALLED TO ORDER AT 7PM BY CHAIRMAN SCHMIDT

ROLL CALL - PRESENT- BARBER, HEATHERINGTON, MCDONOLD SCHMIDT, PADJOT, SLOAN

ABSENT- COOLEY

APPROVAL OF MINUTES OF APRIL 2ND,2009- PASSED

SCHEDULED PUBLIC HEARINGS - WINDMILL ORD-TABLED DUE
TO IMPROPER PUBLICATION
-VILLAGE TOWNING SPECIAL USE
PASSED-10 VEHICLE LIMIT

CORRESPONDENCE - NONE

PUBLIC INPUT - FLEA MARKET NEXT TO MY BAR - EXTERIOR OF MY BAR

BOARD MEETING UPDATE - JACK- INVITED PLANNING MEMBERS
TO ATTEND BOARD MEETINGS

PLANNING COMMISSION IN-PUT-- EXTERIOR CONDITION OF MY
MY BAR ZOING ADMIN TO
ADDRESS, SEND LETTER -- M-13 AND COTTAGE GROVE RD,
TRAILER SALES LETTER TO BE SENT/
COPY OF TITLE TO TOWNSHIP AS PROOF OF
OWNERSHIP PER DICK S.

ZOINING ADMIN REPORT- SEVERAL LETTERS SENT/BUILDING PERMITS

OLD BUSINESS- NONE

NEW BUSINESS- PLANNING COMM. REQUEST WRITTEN REPORT FROM ZOINING ADMIN SIMILAR TO WHAT WAS PROVIDED FROM PREVIOUS ADMIN.

ADJOURNMENT- 8:28 PM

JULIE SLOAN

NEXT MEETING AUGUST 6TH,2009

original

COOLEY FAMILY 1408 S. HURON ROAD KAWKAWLIN, MI 48631

June 4, 2009

Dear Dennis,

I am asking to be removed from the Kawkawlin Township Zoning Board, effectively immediately. At this time, juggling our businesses, family, church, and other volunteer commitments just leaves too little time to devote to the Zoning Board as an effective board member should. Our board meetings often conflict with another board commitment I've made, thus resulting in my absence at one or the other - making an uncomfortable situation on both boards.

I trust that you'll find a suitable replacement for my place on the board; a replacement that does have the time to put forth and give his/her best input, work for the betterment of our township, and continually be willing to stay informed as new issues arise. These are the duties that I just feel unable to commit to at this time.

I have enjoyed my time serving and do hope that I am considered for future appointments once our home grows a little older and the little ones need less of my time. I will then, once again, gladly help serve the needs of our township in any way that I can.

Sincerely,

Jeff Cooley

KAWKAWLIN TWP PLANNING COMMISSION REGULAR MEETING - OF JUNE 4TH 2009

CALL TO ORDER - 7 PM BY THE CHAIRMAN WITH PLEDGE OF ALLEGIANCE

ROLL CALL - PRESENT, BARBER, HEATHERINGTON, MCDONALD PADJOT, SCHMIDT, SLOAN

APPROVAL OF MINUTES - YES

PUBLIC HEARINGS - PASSED WINDMILL ORD, WITH FUTURE ADMENDMENTS PENDING

CORRESPONDENCE - NONE

PUBLIC INPUT- AUTO REPAIR AT THE SUMMERS PROPERTY

BOARD UP-DATE - TALKING ABOUT POWERING FIRE DEPT WITH WINDMILL POWER

ZONING ADM REPORT- 2 DEMO PERMITS 2 BUILDING PERMITS

OLD BUSINESS - ADMENDMENTS TO SIGN ORD. SIDING ON MY BROTHERS BAR

NEW BUSINESS - THANKS TO JEFF COOLEY FOR SERVING JUNK YARD ADMENDMENTS?

ADJOURNMENT - 7:48

NEXT REGULAR MEETING AUG 6TH 2009

THANK YOU JULIE SLOAN

Clare Papit C.P. 9/3/09

KAWKAWLIN TOWNSHIP -- PLANNING COMMISSION

CALL MEETING TO ORDER-

PLEDGE OF ALLEGIANCE-

ROLL CALL-

APPROVAL OF MINUTES OF

SCHEDULED PUBLIC HEARINGS-

CORRESPONDENCE-

PUBLIC INPUT-

BOARD MEETING UPDATE-JACK H.-

PLANNING COMMISSION INPUT-

ZOING ADMINISTRATOR REPORT-

OLD BUSINESS

NEW BUSINESS-

ADJOURNMENT-

NEXT REGULAR MEETING -

KAWKAWLIN TOWNSHIP PLANNING COMMISSION REGULAR METTING --- OF AUGUST 6TH, 2009 7.50 P.M.

CALL TO ORDER - 7 PM BY CHAIRMAN SCHMIDT WITH THE PLEDGE

ROLL CALL - BARBER -HEATHERINGTON-KLASS -MCDONALD-PADJOT-SCHMIDT-SLOAN

APPROVAL OF JUNE 4TH MINUTES - YES

PUBLIC HEARINGS - APPROVED THE REZOING ADDRESS 2430 FOUR MILE RD KAWKAWLIN -RHONDA DENAY FROM RESIDENTIAL TO AGRICULTURAL -A WARNING SIGN TO BE INSTALLED TO ALERT FOR ELECTRIC FENCE.

CORRESPONDENCE- NONE

PUBLIC INPUT- NONE

BOARD UP DATE- SIGN ORDINANCE REVISIONS

ZONING ADMIN - LETTERS SENT

PLANNING COMMISSION- COMPLAINT FORMS ARE TO BE USED UPDATED ORD CONCERNING BUILDING OF A OUT BUILDING PRIOR TO A HOUSE STRUCTURE

OLD BUSINESS- NONE

NEW BUSINESS - NONE

ADJOURNMENT - 7:30 PM

NEXT MEETING SEPT 3RD

BY JULIE SLOAN

10-01-2009

TO: KAWKAWLIN TWP. SUPERVISOR

FROM: FRED SCHMIDT

THANK YOU FOR LETTING ME SERVE AS CHAIR PERSON OF THE PLANNING COMMISSION, I WILL BE RESIGNING AS OF THIS DATE.

THANK YOU,

FRED SCHMIDT

ATT GREG P

PLANNING COMMISSION REGULAR MEETING SEPTEMBER 3RD 2009

CALL TO ORDER - 7PM WITH PLEDGE -VICE CHAIR PADJOT

ROLL CALL- BARBER-HEATHERINGTON-MCDONALD-SLOAN-KLASS- EXCUSED SCHMIDT

APPROVAL OF MINUTES - APPROVED

PUBLIC HEARINGS- NONE

CORRESPONDENCE- NONE

PUBLIC INPUT- NONE

BOARD UP DATE- FLAG POLE INSTALL IN HONOR OF ALLAN BLOHM

PLANNING COMMISSION INPUT-NONE

OLD BUSINESS- NEW STORE ON M-13 GODWINS

NEW BUSINESS - NONE

ADJOURNMENT-

NEXT MEETING- OCTOBER 1st, 2009

JULIE SLOAN

Kawkawlin Township Planning Commission Regular Commission Meeting

October 1, 2009

Call To Order - 7:00 pm by Chairman Schmidt

Roll Call – Heatherington, McDonald, Pajot, Schmidt – Present Excused – Klass, Barber, Sloan

Approval of the September 3, 2009 Planning Commission minutes - Unanimous

Scheduled Public Hearing: - None

Correspondence - None

Public Input - None

Board meeting update - Water line on Fraser Rd has been completed

Planning Commission Members Input - None

Report of the Zoning Administer - None

Old Business - None

New Business - None

Adjournment - 7:30 pm - Unanimous

Next Regular Meeting will be November 5, 2009

Respectfully submitted

Julie Sloan, Secretary

Kawkawiin Township Planning Commission Regular Commission Meeting

November 5, 2009

Call to Order - 7:00 pm by Chairman Pajot

Roll Cali – Hetherington, McDonald, Pajot, Burke, Klass – Present Excused – Barber, Sloan

Approval of the October 1, 2009 Planning Commission minutes - Approved

Scheduled Public Hearing: None

Correspondence - None

Public Input - None

Board Meeting Update - None

Planning Commission Members Input – Re-elect President and Vice President

Report of the Zoning Administer - Provided report of monthly building fees

Old Business - Reviewed sign ordinance and revisions to ordinance

New Business - Reviewed ordinances for revisions

Adjournment - 8:37 pm - Unanimous

Next Regular Meeting will be December 3, 2009

Respectfully submitted,

Jack Hetherington, Secretary Pro tem

12/03/09 Clare Pajor

्रा क्षेत्रक हैन्द्र केर्ना है जेन क्षेत्रक भी प्रक्रिक से सुर्वे को सम्बद्धिक करें अपने समृत्यम

問題 # 2 計2 Miles

to the reason of the tree body even in the cold

There was the companies and it respectively the states

HARRY OF TABLE OF THE WAS IN THE THE TOP OF THE PROPERTY OF THE PROPERTY OF

ក្នុងទី សូរជំនាន់ក្រុងទី ១៦១៩ ១០៤

280 in 1622 276 7578

医动物 医皮肤 医毒

With the way given the less

to a vicin for imagest contains to be a first three of against the con-

ल कार्रिकार हो एक पुर केपना अकेर केम्प्यादान अर्थानम्बद्धान्त । यो राजनावान पुरावतानी रक्षा कर केर पूर्व के

4.4 能收购数11.10的人相当情况的。请 · 独市相互分类

Carlotte Control to Battle Conserved

JAMES JOHN TO THE REAL PORT OF THE STREET OF THE STREET OF THE

TOBOLICA BRUTAL P

र १ वर्ष स्ट्रेस अन्तर अन्तर समित्र ।

Kawkawlin Township Planning Commission Regular Commission Meeting

December 3, 2009

Call To Order - 7:00 pm by Chairman Pajot

Roll Call – Heatherington, McDonald, Pajot, Burke, Klass, Barber, Sloan – Present Absent 0

Approval of the November 5, 2009 Planning Commission minutes - Unanimous

Scheduled Public Hearing: - Open 7:02 – Wi Fi issue Cindy to address & report @Jan meeting. Closed 7:22

Correspondence - None

Public Input - None

Board meeting update – Consumers to continue to clean power lines

Planning Commission Members Input – What is status of American Recycle?

Report of the Zoning Administer - None

Old Business - None

New Business - None

Adjournment - 7:44 pm

Next Regular Meeting will be January 7, 2010

Respectfully submitted

Julie Sloan, Secretary

Call to Order - 700 pm by Charman agat Geordia - Heatherington Man Dearly Capt J Bearly - Have - Garler - Shan - Dearly Oberval of May 5 mouting - Universe

Schuld hubbe Having open 1.02 - Out in some linky

Two Board reports to closer posses his Simunas Communication of lineway listable of lineway listable

mar - pohy Curely

Old Business - none

luther dripent - non

Men Busines - min

Meeting California Jan 7,44

December 28, 2009

Dennis Bragiel, Kawkawlin Township Supervisor

About two years ago I was offered a position on the Kawkawlin Township Planning Commission which I accepted and have served to the best of my ability since that time. As a lifelong resident of the township, I appreciated the opportunity to represent the residents of the township for the purpose of improving the future landscape of our community.

Looking back over the time I have served, I realize that my time and effort, and that of other well intentioned members, have virtually been in vain. The Planning Commission has been bypassed numerous times during my tenure on matters that we understood were our responsibility. Suggestions we have made are not followed up on by the Township Board. Even more frustrating is that deals have been made on items that involved permits and planning and never even came to the Planning Commission for our input.

Attendance at our meetings has been less than I would have anticipated. However, since we have not received the backing of the Kawkawlin Township Board, it is understandable why Planning Commission members feel the meetings are a waste of their time and we have recently lost several long time members.

An example of an expression I have heard many times when discussing Kawkawlin Township planning is that "In Kawkawlin Township, you can do whatever you want." Undoubtedly Board members have also heard similar comments from residents. Following two years on the Planning Commission, I can confirm these types of comments are valid.

With above in mind, please consider this my resignation from the Kawkawlin Township Planning Commission effective immediately.

Cynthia E. Winland, Planner with Crescent Consulting, has been a real asset to the Planning Commission. Her expertise should be valued by any future board members.

Clare Pajot

236 S. Huron

Linwood MI 48634

(989) 697-3053

cc: Kawkawlin Township Board of Commissioners