

Friendship Township Planning Commission
Minutes, 8/27/18, 7:00 p.m. Friendship Twp Hall

Meeting was called to order by Chair Donahey at 7:00 p.m.

Present: Cullip, Donahey, Kurburski, MacGregor

Absent: none

Public present: Steve Aquila, Katrina Aquila, Tim Davis, Carol Costello

Minutes of 7/23/18 meeting were approved as presented.

New business

Northern Excavating permit request

Discussion with applicant took place. They had not turned in requested site plan to county by the date required.

Recommend to Township board they request County PC table the case due to the fact that applicant states he did not receive an e-mail notification sent by county regarding the due date for revised drawings. Thus, we do not have the paperwork we need to make an accurate and informed recommendation on the request at this time.

MacGregor motion /Cullip second

Kurburski recused himself, otherwise all in favor

County Zoning language amendment: request for comments (see next page)

These are our comments:

- 1) Does this apply to Oversized Accessory Buildings as a main use (ie no residence)? If so, we're not in favor of that.
- 2) What does "no good purpose would be served" mean? How would it be applied? Several examples would be helpful, or a clearer re-wording.
- 3) Do these requests go through the complete Special Use Permit process?

Old Business

Stutsmanville PUD request will be on County Planning agenda in September. Davis and Costello had attended due to the notification from the county on this issue. Some discussion took place with them.

Report from Trustee (MacGregor): None

Public comment: none

Adjourn at 8:15 p.m.

Next scheduled meeting September 24, 2018, 7:00 p.m.

Submitted by Mike Cullip, Secretary


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MEMO

To: Emmet County Townships
From: Tammy Doemenburg, Director, Emmet County Planning and Zoning
Date: 8/17/2018
Re: Potential Zoning Ordinance Text Amendment regarding Accessory Buildings

A new Emmet County Zoning Ordinance was adopted in 2015 which changed the method for reviewing residential accessory buildings proposed to be larger than the Zoning Ordinance allows. In the 2015 Ordinance, the Zoning Board of Appeals (ZBA) was the body required to review those requests. As a result of the review procedures identified in the Zoning Ordinance, and based on the previous review process, after hearing several requests for larger residential accessory buildings (which were usually denied), the ZBA requested that the Planning Commission review the standards for possible amendment. The Planning Commission has reviewed and suggested the following text amendment. This amendment would allow greater flexibility in reviewing large residential accessory buildings. They could consider property size, adjacent uses, impact within the neighborhood, and other factors brought before them by the applicant. This flexibility is not available to the ZBA.

PPEXT18-03

A request by Emmet County Planning Commission to add to Section 22.01 a new paragraph:

“Section 22.01.4 EXCEPTIONS

Where it can be demonstrated to the Planning Commission by the applicant that no good purpose would be served by strict compliance with the provisions of this Section 22.01, the Planning Commission may waive or modify said standards subject to a Public Hearing and approval of the Site Plan by the Planning Commission and notifications to adjoining property owners as required for a Special Land Use.”

If you have any suggestions or wish to discuss the information provided, please contact our office. The first public hearing will be held **September 6, 2018** during the regular Planning Commission meeting which begins at 7:30 PM. The case will be placed on the agenda of the regular Planning Commission meeting scheduled for the first Thursday of each month until a decision is made. If a recommendation to approve is made, the Board of Commissioners would then review the proposal for adoption to the Zoning Ordinance.