

## Friendship Township Planning Commission

Meeting Minutes, 7/23/18 - 7PM Friendship TWP Hall

Call to order at 7:00PM by Chair Donahey.

Present: Donahey, Cullip, Macgregor, Kurburski

Absent:

Public present: None

Approve minutes 6/25/18 – as written

New Business:

Discussion of county questionnaire to the townships regarding zoning text amendments: PPTXT18-001 regarding Accessory Uses in Farm/Forest of Event barns for weddings, receptions, concerts and other large gatherings. After much discussion, MacGregor made a motion that our answer to this question is to **not** allow these events (as commercial ventures) on properties other than those zoned commercial in Emmet county. Cullip 2<sup>nd</sup>. Unanimous in favor.

However, if the county allows this Accessory use for stated purposes we would like to recommend the following be included with the other proposed regulations:

1. Owner's primary residence be on the property
2. 20 acre minimum
3. Agriculture is the primary activity, but it is unclear how you measure /enforce this.
4. Hours of operation noon to 10pm
2. The event barn shall be limited to existing building(s).
3. There should be a limit to the number of events hosted/year or month.

Questions on zoning text amendment with regards to wineries, microbreweries, distilleries and hard cider operations. We would like to see the following requirements placed on these establishments along with the other proposed regulations:

1. 20 acre minimum, 10 of which is agricultural, not just open space.
2. Primary residence of owner is on the property
3. Hours of operation noon-10pm
4. 2400 sq ft maximum size

We have questions regarding Text Amendment document for wineries, microbreweries, distilleries and hard cider operations.

1. Item F, Building limitation. Does this mean an 8000sq. ft building is possible?
2. Does the paragraph after section J "Signs" belong with section 26.33? This paragraph appears to be left over from a previous draft. It talks about FF and the top indicates all zoning districts.
3. Item C "On premise consumption" "Tasting room quantities" How much does this constitute?

Old Business:

Discussion of Case # PSPR 18-009, a request by Northern Excavating to build an addition to an existing building was tabled due to the appearance of a discrepancy between the current zoning (Contractors use) and planned addition (commercial).

Public comment: None

Report from trustee (MacGregor): none

Adjourn: 9:10 PM

Next scheduled meeting 8/27/18, 7:00PM

Submitted by Mike Cullip, Secretary