

Friendship Township Planning Commission  
Meeting Minutes, 4/22/24, 7:00 p.m. Friendship Twp Hall

**Call to order at 7:00** by Vice Chair Fisher  
Present: Donahey, Fisher, MacGregor, Kresnak  
Absent: Shehigian,

Public present: Ann & Bo Trufant, Troy Bosker

Minutes of 3/25/24 were approved with the following corrections/additions

Add: Minutes of 2/26/24 minutes were approved as presented.

Add: Case #PZBA24-003 to Mitchell variance request.

Add: Case #PSUP24-009 to Booma Special Use Request.

Correction: Booma request is not for a variance. The request is for a Special Use Permit.

Add: Booma motion to table was voted unanimous in favor.

Correction: Next meeting date is 4/22/24

Motion to approve 3/25/24 minutes as corrected and amended. (MacGregor /Fisher) Unanimous in favor.

**Old Business:**

Booma case #PSUP24-009

Request by TWB Contractors for Jason Booma for Special Use permit for a size exception for an accessory building of 3360 square feet in FF 2 Zoning district where the maximum allowed is 2400 square feet.

Presentation of additional architectural renderings, photos taken from site, site drawings, etc. by Troy Bosker. Neighboring landowners asked questions, Commissioners asked questions.

Motion (Kresnak/Fisher):

To recommend approval of a 3,040 square foot building Special Use Permit (this will remove the “mechanical” shed from the proposed building), with tree screening along the open area on Terpening Road and building style as presented in architectural renderings, using colors that blend in with natural setting. This is in light of the the fact that this building would, most likely, be able to be constructed in the near future under the proposed increased square footage allowance in FF2 of the County Zoning Ordinance.

3 in favor and 1 opposed. Passes.

**8:03** Master Plan Public Hearing called to order:

Public present: none

**RESOLUTION OF ADOPTION  
FRIENDSHIP TOWNSHIP PLANNING COMMISSION  
Friendship Township Master Plan**

WHEREAS: The Friendship Township Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Township, and;

WHEREAS: The Friendship Township Planning Commission, in accordance with Section 39(2) of the Act,

notified the adjacent communities and the Emmet County Planning Commission of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the Emmet County Planning Commission for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on April 22, 2024, before the Planning Commission, with notice of the hearing being published in the Harbor Light Community Newsweekly on February 28, 2024 in accordance with Section 43(1) of the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Friendship Township Planning Commission as the Friendship Township Master Plan on this 22<sup>nd</sup> day of April, 2024.

Motion: Marty MacGregor      Second: Cynthia Donahey

Ayes: MacGregor, Donahey, Fisher, Kresnak   Nays: none   Absent: Shehigian

Motion (MacGregor/Donahey): The Friendship Township Planning Commission, in accordance with Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), transmits the adopted Friendship Township Master Plan to the Township Board for their consideration.

## **New Business**

### **Accessory building changes proposal**

Motion: After review of county's proposed changes to accessory building language in the Zoning Ordinance we recommend approval of these changes. (Donahey/Fisher)  
Unanimous in favor.

Report from Trustee (MacGregor): none

Public comment: none

Adjourn at 8:26.

Next scheduled meeting 5/20/24, 7:00 p.m. (due to Memorial Day holiday)

Submitted by

Cynthia Donahey, secretary