

**MINUTES SILVER CREEK TOWNSHIP  
PLANNING COMMISSION MEETING HELD ON MAY 27, 2015**

The meeting was called to order by Chairman William Zuhl at 7:00 p.m. on Wednesday, May 27, 2015. The Pledge of Allegiance to the Flag of the United States of America was led by Jerry Donley.

MEMBERS PRESENT: Terry Harris, Mike Glynn, Tom Lehrer, William Zuhl, Walter Lehman, David Grabemeyer, and Jerry Donley.

OTHERS PRESENT: Zoning Administrator Todd Herter, Clerk Barb Runyon and three members from the public.

ABSENT: Attorney John Magyar.

**APPROVAL OF AGENDA**

William Zuhl moved, seconded by Terry Harris, to approve the May 27, 2015 Silver Creek Township Planning Commission Agenda. Motion carried by voice vote.

**APPROVAL OF MINUTES**

Mike Glynn moved, seconded by David Grabemeyer, to approve the April 22, 2015 Silver Creek Township Planning Commission meeting minutes. Motion carried by voice vote.

**COMMUNICATIONS**

Walter Lehman stated Southwest Michigan Planning Commission is hosting a workshop entitled "Wetlands Working for Your Community - Planning and Zoning for Clean Water," on Thursday, June 18, 2015 at Harbor Shores. Jerry Donley voiced his interest in attending.

Walt Lehman announced that the 2015 Graham Woodhouse Intergovernmental Effort Award was presented to Silver Creek Township Planning Commission for the Cass County, Michigan Master Plan Collaboration, in which a plaque was received.

**PUBLIC COMMENT**

None.

**PUBLIC HEARING**

Chairman Zuhl opened the public hearing at 7:07 p.m. to consider proposed changes to Chapter 6.04C, Front Yard Averaging, to the Silver Creek Township Zoning Ordinance. He asked for public comment on the proposed changes. There was no public comment.

He asked if Zoning Administrator Herter had anything to add. Mr. Herter indicated he had nothing further to add. The Planning Commission had nothing additional.

### **MOTION TO APPROVE ORDINANCE AMENDMENT**

Jerry Donley moved, seconded by David Grabemeyer, to approve the proposed ordinance amendment to section 6.04C as follows:

Front Yard Averaging - Where a front yard of greater or lesser depth occurs at dwellings in existence on the date of enactment of this Ordinance, as amended, on the same side of the street or road, or in the same block or within 150 feet of the side lot lines of the proposed dwelling, the depth shall be not less, and need be no greater than the average depth of the front yards of existing dwellings. The front yard shall be measured from the edge of the road right of way of easement closest to the dwelling if a road separates dwellings from the lake.

The Chairman requested the Clerk for a roll call vote.

Yes (5): Chairman Zuhl, Walter Lehmann, David Grabemeyer, Jerry Donley, Terry Harris and Tom Lehrer.

No (0): None.

Abstain (1): Mike Glynn reserved his vote until the Silver Creek Township Board meeting.

Absent (0): None.

Motion carried by roll call vote.

Public hearing closed 7:10 p.m. and went into regular meeting.

### **UNFINISHED BUSINESS**

#### **CAPITAL IMPROVEMENT PLAN**

Mike Glynn stated that he and Terry Harris have been communicating and have all the needed information together, and that it would be compiled and ready to review at the next meeting. He stated they came up with a solid list of possible funding sources. Terry Harris had nothing to add.

#### **COMMISSION MEMBER COMMENTS**

Walt Lehman stated the Silver Creek Township board would be holding a special meeting on Saturday, June 20, 2015 to consider amendments to the zoning and boarding ordinance. He suggested all planning commission members attend.

Chairman Zuhl made a suggestion to scale back on the detailed discussion in the meeting minutes. Mike Glynn referred to the Planning Commission Bylaws under Records 6A, Minutes and Records, and read the requirements set by the State of Michigan. Discussion followed. The general consensus was to include details as outlined in the Bylaws, but not a verbatim record of what everyone said. Mike Glynn indicated that a review of the Bylaws may be in order. The board was in agreement that they would clearly state the motions as they want them to appear in the minutes, as some of the confusion resulted from a meeting procedure issue.

Dave Grabemeyer commented about the Township sign in front. It was suggested something be done to stop someone from backing into it, such as landscaping, etc. Clerk Barb Runyon noted that Supervisor Saunders is aware of it and is working on it.

Chairman Zuhl recommended that the June 24, 2015 Planning Commission meeting be cancelled due to the special meeting the township board is having on June 20<sup>th</sup> on the zoning and boating ordinance amendments.

Walter Lehman suggested the meeting be re-scheduled to June 20, 2015 and be included with the township's special meeting.

**MOTION TO RESCHEDULE JUNE PLANNING COMMISSION MEETING**

Walter Lehman moved, seconded by Jerry Donley, to schedule the next regular Planning Commission meeting on June 20, 2015 at 10:00 a.m. to be held concurrent with the township special meeting. Motion carried by voice vote.

**PUBLIC COMMENT**

There was no public comment

**ADJOURNMENT**

Jerry Donley moved, seconded by David Grabemeyer, to adjourn. Motion carried by voice vote.

The meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Lindsay Krohne  
Recording Secretary  
To be approved at the July 22, 2015 meeting