

Silver Creek Township Planning Commission
Monthly Meeting
4/22/2015

Meeting called to order by William Zuhl @ 7:00

The pledge was lead by Mike Glynn.

Roll Call: Mike Glynn, Tom Lehrer, Walt Lehman, Terry Harris, William Zuhl, and Dave Grabemeyer.

Absent: Jerry Donley

Also in attendance: Attorney John Magyar and Jennifer Stockwell

Members of the public: yes

A motion was made by Dave Grabemeyer to approve the meeting agenda for April 22, 2015. It was supported by Mike Glynn

Motion carried by a unanimous voice vote.

Communications: There were no communications.

Public Comment: None.

Attorney's Report: None.

Unfinished Business:

6.04 Front yard setback water from district.

Mr. Zuhl asked that Todd Herter explain what his concerns were about the ordinance that was in the ordinance book at this time. Todd explained the issues he was having with measuring properties along the coves in the lakes and how he had to establish the setback as of right now. He then asked the commission to discuss and possible establish a lesser footage than the 300 feet required right now. He would actually like to see it go by the number of parcels and he explained why. Walt Lehman stated why he thought parcels would not work. John Magyar agreed with Walt Lehman.

Discussion followed.

Mike Glynn asked if this ordinance could be worded by number of parcels and feet or the lessor of the two.

More discussion followed.

Todd explained the biggest issue is the 300 feet that is right now required.

More discussion followed.

Dave Grabemeyer asked why this is coming up now. Todd stated he feels this will become an issue. He has seen with the economy getting better people are going to want to build or rebuild more. He has already had three new house scheduled to be built in the township this summer. He also stated that the biggest challenge is in typography of the different lakes ó if the houses were all in a row this wouldn't be an issue.

John Magyar explained why it should not be changed. If there is an issue then that is what a variance is for and it should go in front of the Zoning Board of Appeals Committee.

Tom Lehrer suggested to change the ordinance to 150 feet instead of the 300 feet.

Mike Glynn asked Todd what the biggest number of dwellings he had ever had to average out before now. Todd stated 12 to 14 is probably the biggest number of dwellings. More explanation followed.

Tom Lehrer made a motion to change 6.04 C to reduce the average from 300 feet from either side of the lot to 150 feet of the lot. It was supported by Dave Grabemeyer.

Motion carried by a unanimous voice vote.

A Public Hearing needs to be noticed for the May 27, 2015 meeting for this change.

Next on the agenda 13.11(12) ó Sign Regulations

Todd Herter had asked the commission to look at the free standing signs ordinance. A business in the township ó Creative Designs ó approached him about putting up a billboard in the township. The ordinance now only allows a sign 10 X 10 and they would like to put up one that is 180 square feet.

John Magyar explained that billboards are regulated by the state of Michigan and that Creative Design would have to get a permit from the state. He also explained that the state has not issued any new permits for billboards since 2006. Bill Zuhl also did more research into this before the meeting and found out that this regulated by the state on a state highway and is an MDOT issue.

Discussion followed.

Capital improvement ó Mike Glynn had a summary of the requests that had been received. The capital improvement committee ranked them by importance. They will continue to work on this list and fill in the other columns on the report. Tom Lehrer asked if natural gas for Indian Lake should be a project. Walt Lehman didn't think this would be a expense to the township or the land owners. Polk Woods properties only had to give permission and then the home owners paid for the installation into their homes. Mike Glynn didn't think this would be anything that need added to the list.

Commission Comments: Walt Lehman stated that the County Planning Commission commented on how well the minutes for the township commission meeting had been presented. He also informed the commission of the award the county had received for the work that had been done on the County Master Plan project.

Bill Zuhl inquired about the memo that was to be sent to the township board on deleting the "100 Square foot floatation limitation" out of the boating ordinance. Walt Lehman will get this done.

Terry Harris commented on the new stop signs in the county being very effective.

Public Comments: Bonnie asked if the public hearing next month will be at the regular meeting time of 7:00. Bill Zuhl responded ó Yes.

Next meeting will be Wednesday, May 27, 2015 @ 7:00 p.m.

Dave Grabemayer made a motion to adjourn the meeting; it was supported by Tom Lehrer. The meeting was adjourned at 7:52.

Minutes respectfully submitted by: Jennifer Stockwell