

**BROOKS TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
October 24, 2016
APPROVED MINUTES**

MEMBERS PRESENT: Matt Arthur, Pat Baker, Mike Bouwer, Phil Knape, Mark Pitzer, Ryan Schultz

MEMBERS ABSENT: Cheryl Rosen

STAFF PRESENT: Zoning Official Joe Selzer

Chairman Pitzer called the regular meeting to order at 7:00 p.m. This meeting was properly posted and a quorum of the Brooks Township Planning Commission was present.

APPROVAL OF AGENDA:

Moved by Baker, **Seconded** by Bouwer to accept the agenda as written.
Approved Unanimously

APPROVAL OF MINUTES:

Moved by Knape, **Seconded** by Bouwer to accept the minutes of the September 26, 2016 Meeting as written.
Approved Unanimously

PUBLIC COMMENT: None

CORRESPONDENCE: None

UNFINISHED BUSINESS:

1. Master Plan – Chapter Three: Chapter Three was gone through with a few adjustments. The Newaygo County Recreation Authority is in the process of updating their plan. We hope to have a copy by the next PC meeting because the township supports its goals of increased recreational opportunities.

NEW BUSINESS:

1. Ordinance Discussion: There was discussion regarding auto repair businesses in the Commercial District and how the ordinance requires indoor storage of materials.

There was also question on who the zoning official needs to be communicating with if the property is being leased out. Is it the tenant or property owner?

It was suggested that everyone visit the site before our next meeting.

STAFF UPDATE: (see attached) The ZO said there are more new home permits being issued. There has been demo permits issued so a larger home could be built around the lakes.

There was a land division on M-82 as the road went down the middle of the parcel. There was a request from someone who wanted to purchase part of that parcel on one side of the road.

PUBLIC COMMENT: None

PLANNING COMMISSION MEMBER COMMENTS:

Pitzer said the ZBA had a hearing last week for a variance request from a disabled Veteran. He was asking for a variance on a non-conforming parcel. He was asking to change the requirement on his side lot from eight feet to five feet in order to build a handicap accessible garage. The garage would extend approximately three feet into the side of his property making it only five feet from the lot line. There were other conditions placed on the request but ultimately it was decided to approve the request with conditions. The owner, the neighbor, and the ZBA concluded that it was in the best interest of the township and the people involved to approve this variance.

Schultz asked if Selzer had heard from Verizon regarding a Cell Tower on Poplar and Croton Road. Selzer had not.

There was discussion on the changes the FAA has made to cell towers and the height requirements regarding collapsible towers and blinking red light requirements on higher towers.

Chapter Four of the Master Plan will be gone over next month.

ADJOURNMENT:

Moved by Baker, Seconded by Schultz

Pitzer adjourned the meeting at 8:35 p.m.

Respectfully Submitted,

Pat Baker
Planning Commission Secretary

Maureen Dutkiewicz
Recording Secretary