

**BROOKS TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
August 24, 2015
APPROVED MINUTES**

MEMBERS PRESENT: Mike Bouwer, Phil Knape, Greg Myers, Mark Pitzer, Cheryl Rosen, Les Salacina

MEMBERS ABSENT: Ryan Schultz

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 Myers, **Seconded** by Knape to accept the agenda with the addition of Development Standards under New Business.

Approved Unanimously

APPROVAL OF MINUTES:

Moved by Salacina, **Seconded** by Rosen to accept the minutes from the meeting of July 27, 2015 as written.

Approved Unanimously

PUBLIC COMMENT: Comments received regarding our sign ordinance in the Commercial District. Pitzer and Selzer will meet on this and it will be on the agenda next month.

CORRESPONDENCE: None

UNFINISHED BUSINESS:

1. Fences in the LD: Selzer (ZO) compared our fence ordinance with those of neighboring jurisdictions. Brooks Township is close to the other townships' ordinance on fences. Brooks Township allows fences to come within thirty (30) feet of the lake and have a height of no higher than six (6) feet. We allow planting trees near the lake that can grow to taller heights. Pitzer said Selzer checked with the township attorney as to blocking the view of the lake and was told there is no statute in Michigan that addresses "view of the lake".

After discussion it was decided to check into this further and have Fences in the LD on the agenda next month.

2. Structures in the LD, Art. IX, Sec. 9.06 D 2m: Pitzer said there was no change in this ordinance regarding seawalls. Selzer sent a letter to the lake associations and contractors that work with sea walls in the area. They were told existing concrete slabs or impermeable material behind seawalls are non-conforming structures.

They may be repaired or replaced but may not be increased in size or area. They will need a Zoning Compliance Permit for such repair.

New concrete slabs or impermeable material behind seawalls are prohibited.

3. Signs 3.09c Home Occupation: Pitzer said last month we thought doubling the size of Home Occupation signs would help and allow ground signs to be five (5) feet back from the road right of way edge. We increased the size, changed the location and allowed it to be on the ground and not just on the building.

There was discussion as to whether they should have ground signs if a few residents that live next to each other also have home occupations and do we allow the sign to have writing on both sides of the sign. Pitzer will check on the size four (4) square feet and writing on both sides. If there are two home occupations on one property do we allow more than one sign? It was mentioned allowing only one sign per parcel and the business must be on that parcel. Pitzer will work with Selzer on this.

This will be tabled until next month.

4. Development Standards Art. IX, Sec. 9.06 D. 2 m: Pitzer said the change in this ordinance is to allow elevated decks, not just on the ground level, but we are leaving the size at 300 square foot. They may be attached to the existing structure. We are scratching out “*shall not*”. We are also eliminating *decks and patios shall be pitched away from the lake 1’ for each 10 feet of horizontal depth of the structure*. We will add *Ground level decks, patios and walkways shall be on a crushed stone bed of no less than 2’ in depth*.

This will be on next month’s agenda and later a public hearing.

NEW BUSINESS: None

STAFF UPDATE: Pitzer brought up a permit that began as a garage on Emerald Lake but has been added on to be a house. There is a dilapidated cottage on the lake side of the road. They initially were going to restore the cottage and have decided to demolish it. They will do a conditional zoning that will alter the zoning requirement for the mutual benefit the property owner and Township. The existing cottage is three (3) feet over on the neighbor’s property. In the long run it will be better for the applicant to have their cottage above their garage.

Pitzer said when this occurs it will be discussed at the PC meeting.

There have been five camping permits issued and it is going well.

PUBLIC COMMENT: None

PLANNING COMMISSION MEMBER COMMENTS: Knape mentioned the event held “Hillbillies for Vets” that was extremely loud and lasted until after 2:00 a.m. He could hear it all two miles away at his home.

It was held east of Oak Street and ¼ mile down on the north side of the road. Pitzer will be bring this to Selzer’s attention as it should be approved ahead of time and held to Township restrictions.

ADJOURNMENT:

Moved by Knape, **Seconded** by Bouwer to adjourn the meeting at 7:58 p.m.

Respectfully Submitted,

Les Salacina
Planning Commission Secretary

Maureen Dutkiewicz
Recording Secretary

NOTE: On 9-28-15 Pitzer explained that there will be a ZBA Hearing on Friday (10-2-15) night regarding the setbacks, garage/house/cottage owned by William Service on Emerald Lake. This is taking the place of a conditional zoning permit.