

## Alamo Township Planning Commission Minutes

A regular meeting of the Alamo Township Planning Commission was held Tuesday  
May 4, 2010

Chairman Goyings called the meeting to order at 6:58 PM with the Pledge of Allegiance. The following members were present: Paula Baker, Karen DeVries, Ron Feniger, Helen Goyings, Belden Smith, Al Sweitzer, and David Veenstra.

Also present: Mr. Mike Cramer, and Deputy Supervisor Barbara Fisher.

AGENDA: B. Fisher requested that the commission add an agenda item later in the meeting. Chair Goyings said that she would allow time after item VIII.

MINUTES: There was a motion by P. Baker to ~~place on file~~ **approve** the minutes of the previous meeting held April 6, 2010. Motion was seconded by K. DeVries. In discussion chair Goyings asked that the words "An apparent five to two" be struck from the section (page 2) under PARK DEFINITION, and be replaced by "A". And, she asked that the adjournment time be corrected to 8:55 PM. There being no objection to the requested corrections the **motion to place on file approve carried** by unanimous voice vote.

CITIZEN COMMENT-NON-AGENDA ITEMS: Mr. M. Cramer asked for an informal discussion regarding his plans to establish a kennel as his home at 10475 North 6<sup>th</sup> Street. Such a land use would be a Special Exception Use in his R-1 district. Various applicable portions of the Zoning Ordinance were examined with Mr. Cramer, including the rear yard setback requirement.

Chair Goyings suggested that the commissioners be prepared to consider nuisance regulation language, as it currently exists in the various Alamo Township ordinances, at the June meeting. She asked that commissioners also review the Hartland Township nuisance ordinance.

UPDATE ON LAND USE PLAN: Deputy Supervisor Fisher reported that she has completed preparation of a draft of the Alamo Township Land Use Plan Update, and that the township office is seeing to the posting and distribution of the draft. She informed commissioners that a mandatory 42 day review period will mean that the public hearing will be scheduled to coincide with the July meeting of the commission. Chair Goyings speculated that the commission might also have a public hearing that same night if presented with a Special Exception Use request at the June meeting. It was further suggested that notice for a public hearing on a draft ordinance to address the accumulated list of minor corrections and changes to the Zoning Ordinance be coincidentally scheduled for the same meeting. Deputy Supervisor Fisher was asked to assemble the elements of such an amendatory ordinance for commission review in June.

OUTDOOR BOILER: A Sweitzer and D. Veenstra reported on the Small Scale Renewable Energy class, presented by Michigan State Cooperative Extension, which they attended since the April meeting. Little time was spent on outdoor boilers at the class, but there were three points of emphasis. First, it was recommended that the commission examine and incorporate existing voluntary state and federal recommendations to manufacturers of Hydronic heaters. There are presently no enforced regulations, or any in the works that the instructor was aware of, at either the state or federal level. There are however, Federal Environmental Protection Administration standards for higher efficiency stoves. Such stoves, built to "Phase I" or "Phase II" standards emit far less soot than most stoves in the past. Second, it was recommended that the commission relate these efficiency standards of stoves to the district in which they are allowed. For example allowing Phase I stoves (presumed to be about 70% cleaner) in the lower density Ag district, while requiring higher efficiency Phase II stoves (presumed to be about 90% cleaner) in a residential district. Third, was the matter of stack height. Stack height, it was reported is more important than set back to smoke dispersal.

A. Sweitzer pointed out that in an ordinance he has discovered from the State of Oregon, existing boilers not meeting EPA standards must be removed if and when the property is sold. There was consensus that requiring EPA Phase I and II standards is a good idea, and that the Oregon provision was also.

Chair Goyings asserted that we should move ahead to finalize our consideration of these ordinance provisions and proceed to a draft which incorporates the several regulatory areas on which there is agreement among the commissioners. Discussion produced consensus on the following elements (1) require that dates of operation be only between October 1 and April 30, (2) include nonconforming use provisions, (3) require inspection before use, (4) require that all new stoves comply with the latest EPA standards existing at the time of installation (that would be Phase II to start with), (5) require that all stoves failing to meet the latest EPA standards at such time as the building being served is sold, be removed, (and those stoves are not to be reinstalled in the township) (6) require a set back of not less than 100 feet from the property line, (7) require a stack height of no less than 15 feet OR no less than 2 feet higher than the roof of any dwelling within 200 feet of the stack which ever is taller (adopting language from the Hartland Twp ordinance), (8) if stack height thus determined exceeds 35 feet or exceeds the manufacturers specifications then stove is not to be permitted, (9) require that fuel follow the definition in the Hartland ordinance, (10) six months to register existing units (w/ no charge), (11) existing units will be held to the fuel standards only, (12) adopt other definitions from Hartland Twp ordinance. Deputy Supervisor Fisher was asked to assemble the elements of such a regulatory ordinance for commission review in June.

AG LOT SIZE: The commission discussed the complicated issue of residential lot size in the Agriculture district. Chair Goyings asked each commissioner what they saw as the goal of the consideration. Preservation of tillable farmland was seen by all to be the primary goal. But, there was also consensus that the linear development of residential land use along county roads is something to be discouraged in favor of clustered residences. D.S. Fisher will ask Attorney Soltis if he knows of any unique approach to accomplish this. Review of the goals and objectives contained in the '98 LUP was recommended before our next discussion.

ALTERNATIVE POWER: Chair Goyings suggested that we hold off on this discussion for now.

DISCUSSION ITEM: D.S. Fisher brought to the attention of the commission, for discussion, the fact that a narrow strip of land in sections 13 and 14, lying East of Owen Drive is zoned R-4 Mobil Home Park District, making the single family residence located on that property a nonconforming use.

ADJOURN: At 9:02 PM motion was made by P. Baker, seconded by R. Feniger to adjourn. **Motion passed** on a voice vote.

Belden Smith Secretary