

Alamo Township Planning Commission

Minutes August 4, 2009

A regular meeting of the Alamo Township Planning Commission was held Tuesday, August 4, 2009.

Chairman Smith called the meeting to order at 7:04 p.m. with the Pledge of Allegiance. The following members were present: Helen Goyings, Belden Smith, David Veenstra, Al Sweitzer, and Ron Feniger.

Also present: 3 Guests (see sign in sheet)

- Minutes of previous meeting held July 7, were approved with the following corrections to final draft - removing P from SEUP and inserting **request**, removing SEUP and inserting **request**, and adding **what** to a sentence. All of these corrections were made to the section SPECIAL EXCEPTION USE PERMIT. No additions were made.

Motion was made by Ron Feniger to accept corrected minutes, supported by Belden Smith. **Motion carried.**

- VANDERVEEN SEUP  
Final version of Vanderveen SEUP was presented. Several members suggested additional verbiage (ordinances, setbacks, attachments, etc.). Members were referred to another portion of the document which made reference to the concerns raised.

Motion was made by Helen Goyings and supported by David Veenstra to approve the SEUP. **Motion carried.**

The Planning Commission suggests that the Board of Trustees review the SEUP fees. Barbara Fisher commented that this review was already underway.

- Karen DeVries and Paula Baker were absent (as noted in previous minutes)

A motion was made by Belden Smith and supported by Dave Veenstra to excuse Karen and Paula. **Motion Carried.**

- As an addition to the agenda Al Sweitzer reported on the ZBA.

Al told the commission that the Phelps variance was tabled until August 17, because the Board did not feel it had sufficient information from the building permit.

The variance for the communication tower was approved.

- APPLICATION FOR A SPECIAL EXCEPTION USE PERMIT  
An application for an SEUP was presented by Patricia Ruppel for a proposed dog park. Per Attorney Soltis, Kevin Cardiff, Zoning Administrator, was asked to determine whether a dog park fit the definition of "Private Park" in an R-1 district. Barbara Fisher presented the letter written by Kevin Cardiff where he determined that it did meet the requirements of a private park.

Ron Feniger questioned the definition of park. Al Sweitzer felt there was not any justification given by Mr. Cardiff for his determination. Belden Smith requested that someone make a motion to table the request because neither Bob Soltis nor Bob Vlietstra was present. Belden is concerned that the authority of the planning commission is being chipped away. He felt the language needs to be refined in the future concerning R-1 zoning.

Al Sweitzer sought to refrain from participating in the discussion since he felt this matter might end up at the ZBA, while referencing the Zoning Ordinance related to the Zoning Administrator's functions and the Zoning Enabling Act.

Barbara Fisher provided Attorney Soltis' opinion that Mr. Cardiff's determination could not be appealed, and his recommendation was to move forward with scheduling the public hearing.

Helen Goyings made a motion to set the public hearing on the SEUP and it was supported by David Veenstra. **Motion passed 3 yes - 1 no (Smith) with Sweitzer abstaining.** Hearing is set for August 1 @ 7:00 pm.

- **ORDINANCE 46-62**  
Review of current status of Ordinance 46-62 was tabled until next meeting.
- **HANDICAP PARKING**  
Discussion of handicap parking space signage was tabled until next meeting.
- **SURVEY COMMITTEE REPORT**  
Barbara Fisher was invited to report for the survey committee. Approximately 209 surveys out of approximately 1640, or about 12%, have been returned. She reported raw scores and listed representative comments. This information will be put into narrative form and included in the updated addendum to the LUP. It is obvious that our residents live here because of the quiet, rural nature of our township.
- **Land Use Plan**  
Discussion was held concerning the completion of the LUP. It was supposed to be completed in 2008. A completion date of March 1, 2010, was set. Three areas are in need of updating. The first being the survey, which has been completed. Paula and Helen will finish the narrative of the survey. The second is the existing land use. Ron and Al, along with Belden, will complete this portion of the report. David and Karen, with Helen's assistance, will complete the third update which is to peruse the LUP and update the most evident of areas. These last two reports are due November 1, 2009. Helen, Paula, and Barbara Fisher will complete the addendum to the LUP. We realize that the next update is not far away. By that time we will have census data to work with and a more complete update can be made.
- Reminder was made to include "Citizen Comment" in the agenda for future meetings.

The meeting was adjourned at 8:50 p.m. on a motion by Helen Goyings and supported by David Veenstra. **Motion passed.**

Submitted by,

Helen Goyings  
Secretary