

ALAMO TOWNSHIP PLANNING COMMISSION

Minutes September 1, 2009

A Regular Meeting of the Alamo Township Planning Commission was held Tuesday, September 1, 2009.

Vice Chairman Goyings called the meeting to order at 7:01 p.m. with the following members present: Karen DeVries, Ron Feniger, Helen Goyings, Al Sweitzer, David Veenstra, and Paula Baker. Absent Belden Smith.

Also present: Deputy Supervisor Barbara Fisher.

Minutes of the previous meeting held August 4, 2009 were approved on motion by Member Sweitzer, seconded by Member Feninger. CARRIED.

Member Smith's absence was excused on motion by Member Sweitzer, seconded by Member Feninger. CARRIED.

ADDITIONS TO THE AGENDA

Discussion regarding definition of park/kennel.

CITIZEN COMMENTS

None.

APPROVAL OF ORDINANCE 46-62

Ordinance 46-62, an ordinance to modify rear and side yard setbacks in Agriculture and Residential Districts; to allow for building permit fees to be set by resolution; to allow for modifications of special exception use permits; to provide that the Planning Commission's decision on special exception use applications is final; to renumber Ordinance 53-M; to repeal any ordinance or parts thereof in conflict herewith; and to provide an effective date, was approved with minor changes to numbering and the introduction on motion by Member DeVries, seconded by Member Veenstra. Roll Call Vote – DeVries, Yes; Veenstra, Yes; Goyings, Yes; Sweitzer, Yes; Feninger, Yes; and Baker, Yes. CARRIED. This Ordinance will be forwarded to the Alamo Township Board of Trustees.

HANDICAPPED PARKING REQUIREMENTS/ACTION

Discussion was held on handicapped parking requirements for township businesses. A citizen question had been raised regarding these requirements. Deputy Supervisor Fisher reported that the Michigan Building Code sets the number of required spaces. A business would need to provide the required number under the MI Building Code at the time of its opening. If the township were to require additional handicapped parking requirements through ordinance, provision would need to be made for its enforcement. It was the consensus of the Planning Commission that the Building Department make contact with the business in question and request that they refresh the handicap symbol on the

pavement and replace the missing handicap parking sign. Member Sweitzer moved that, since Handicapped Parking falls under the MI Building Code and the Alamo Building Department, the Planning Commission feels that no ordinance is needed at this time, seconded by Member Feninger. CARRIED.

REPORT FROM ZONING BOARD OF APPEALS

Member Sweitzer reported that the strengthening of the 12th street tower had been approved and approval was granted for a garage in a front yard on 6th street.

LAND USE PLAN COMMITTEE REPORTS

Land Coverage – No report.

Plan Narrative – The committee has had one meeting and continues to work on the narrative.

Survey – The survey is complete and final results will be forwarded to the Planning Commission members.

The Planning Commission feels that we should have a proposed Land Use Plan to review at the November, 2009 meeting. The updated plan will be added to the current plan as an addendum. It was noted that all references to this board as the Zoning Board should be changed to the Planning Commission.

DISCUSSION ON DEFINITION OF PARK/KENNEL

Recently an application was received for a Special Exemption Use permit for an Animal Exercise Facility. While the applicant subsequently withdrew the application, the Planning Commission wanted to clarify whether a facility of this sort should be classified as a park, kennel, or something entirely different in order to identify the appropriate zoning. It was the consensus of the Planning Commission that an animal exercise facility was more of a commercial business than a park or kennel. Staff will contact the Township Attorney to research similar types of businesses in other areas and possibly review their zoning ordinances regarding this matter.

The meeting was adjourned on motion by Member Baker, seconded by Member Goyings. CARRIED 8:55 p.m.

Paula Baker
Acting Secretary