

These are the minutes of the December 7, 2006 Planning Commission meeting.

Present: Shields, Heasley, Parmelee, Myers, Oosterink, Coffey, Davis, Mark Sisson and Bob Jones.

Absent: None

Myers made a motion to approve the November 2, 2006 minutes as presented, Davis seconded, motion carried.

Heasley noted to the PC that the zoning amendments were approved by the Allegan County PC at their November 6, 2006 meeting.

Rabbit River Overlay Zone - Mark Sisson handed out a draft of an ordinance for such. The DNR has approved funding for townships if they adopt an ordinance for same. Basically this ordinance, if approved, is to promote & protect water quality in the Rabbit River and it's streams in the township. Goals should be to protect the width of the area near the river/streams to eliminate runoff to the water and also retain trees to protect and keep water cooler for species to survive. There are options out there to place minimal restrictions or more if we want. The govt. will only reimburse if we adopt a plan.

Discussion revolved around the different options there are to enforce for areas surrounding the river and streams. Flood plains have regulations in place by the DEQ; however streams and rivers are not governed by the DEQ. The DNR only requires a permit if the applicant will obstruct the flow of water in a wetland.

Bob Jones questioned if the township can tell land owners to put the specific stipulations on the deed? And then what do you do if the deed is recorded without those stipulations? On an invalid land division, you can only hold back the building permit. How can we enforce stipulations to be put on the deed? Generally it takes 90 to 365 days to record a deed and the land owner is not required to give the township a recorded copy.

Mark suggested that the zoning administrator require a survey to show the overlay stipulations. This way when they show them up front on the survey, that same survey will most likely be used at the closing and the buyer will beware.

Mark explained the options out there, what land to protect, natural vegetation zone vs. transition zone, regulations for wetlands: contiguous vs. non-contiguous, etc. Also discussion about deed recording and requirements.

Al: Concern of protecting farming. Could neighbors make it rough for the farmer when he doesn't have to comply with these rules yet they do?

Myers: Concern that no one will enforce after the house is built. If neighbors don't monitor then no, it won't be enforced.

After further discussion, the question was raised to the PC whether or not the PC should move forward with some sort of enforcement/ordinance.

Myers - yes in some form, concern of enforcement

Parmelee - yes

Heasley - yes

Shields - yes

Oosterink - yes

Coffey - yes

Davis - yes

7-0 the PC would like to move forward with this enforcement.

PUD - Planned Unit Developments: Mark gave the PC a handout on this type of zoning. Watson Twp. Held a hearing on this last night.

General discussion revolved around the pros/cons of this issue. Parmelee noted that this may be rarely used but if it is in place, then it will be of good use should the request come in.

Consensus of the PC is yes, continue working on this PUD.

Shields: Citizen Planner. Is anyone interested in going to this? It would be good for members to go. It is a large time commitment; however the Twp. Board has approved paying for the course and also reasonable cost for each member's time attending.

Shields - yes, interested

Davis - no

Heasley - no, no time right now
Oosterink - yes, interested
Myers - yes, interested
Coffey - interested
Parmelee - interested but no time

Al will contact Betty and make the arrangements.

2007 meeting dates. The following dates will be published to the public for 2007 meetings. Inasmuch as the Citizen Planner falls on meeting dates for February, March & April, we are changing a few dates. All meetings dates are Thursday except February & March.

January 4, 2007
February 5 (Monday)
March 5 (Monday)
April 12
May 3
June 7
July 12
August 2
September 6
October 4
November 1
December 6

Zoning Board of Appeals will meet as business occurs.

Davis made a motion to adjourn, Coffey seconded, motion carried. Meeting adjourned at 9:10 p.m.

Submitted by,

Cris Heasley, Secretary
Salem Township Planning Commission