

A legally advertised meeting was called to order in the Denton Township Hall by Chairman Fred Chidester at 10:00 a.m. Board Members Present: Chairman Fred Chidester, Jim Debo, Jim Braid, Joyce Golden, Carol Asher, Mary Michela, and Morry McLain.

Board Members Absent: None.

Others Present: Sallie Ratza representing Myrtle Williams/Midge & Co. Realty, the following Zoning Board of Appeals members/alternates: Lloyd Bonzo, Carl Seils, Lynn Baese, Dixie Rader and Rich Blanchard, resident Pat Inman, Zoning Administrator Barb Rolls and Secretary Theresa Wagner.

Motion by Braid supported by Golden to approve the minutes of the Regular Planning Commission meeting held April 12, 2016 as presented.

Ayes 7 Nays 0 Motion Carried.

Chairman Fred Chidester read the following guidelines to be followed:

The Zoning Administrator will give the staff presentation.

The applicant or his agent will state his case fully and furnish the Planning Commission with pertinent information concerning this request.

Following the presentation by the applicant, comments from the audience will be accepted under the following guidelines:

1. All statements or questions from the floor must be directed through the Chairperson.
2. Presentations from the floor will be limited to 5 minutes or less.
3. Each person making a statement will be asked to state their name and address.
4. The Board reserves the right to question any speaker.
5. Be as brief and factual as possible.
6. Please refrain from repeating what has been said before and please do not involve personalities.
7. Those in favor of the request will be heard first.
8. Those opposing the request will be heard last.

At the conclusion of the floor presentations, the chairperson will close the meeting to the public, and the Planning Commission will deliberate the matter and arrive at a decision at today's meeting.

Case #2016-002 PC.

Sallie Ratza from Midge & Co. Realty, representing Myrtle Williams, owner of 103 Stanley Ave., Prudenville, requested a special use permit to ensure that her home may be rebuilt if ever it is destroyed, as it is in a commercially zoned district. A residential use in a commercial district is allowed. This permit would follow the property. In order for Ms. Williams to finance the home, she needs a guarantee that the house can be rebuilt if ever anything happens to it. Zoning Administrator Rolls stated this is happening more and more and she has had several requests like this one. Discussion followed.

Chairman Chidester asked for comments from the floor for or against the request. There were none. There was no correspondence on this case.

Chairman Chidester closed the meeting to the public at 10:07 a.m.
Chairman Chidester asked for comments from the Board.

The Board agreed they had no objection to the request

Motion by Braid supported by Asher to approve the request for a special use permit to Myrtle Williams, owner of 103 Stanley Ave., Prudenville, for a special use permit to ensure that her home may be rebuilt if ever it is destroyed, as it is in a commercially zoned district, and that this special use permit will follow this property.

Ayes 7 Nays 0 Motion Carried.

List of items for the Updating/Revision of Zoning Ordinance.

Zoning Attorney Bill Fahey suggested the Planning Commission start compiling a list of items that are problematic in the existing Zoning Ordinance, as far as items needing clarification, adding/subtracting wording, etc. The following items were discussed at this meeting:

1. Cell Towers (Sec 5-14) – Much too lengthy and confusing at this time and needs to be narrowed down.
2. Village Mixed Use
3. Garage sizes – Discussion on allowing larger size. Discussed using a “percentage” of size of lot as to what size garage

to be allowed, rather than by the size of living space.

4. Home and garage height minimum as well as maximum allowance.
5. Fences – Lakefront: Clarification needed on fencing on lakefront yard. Allowable? If so, height regulation? See-through chain-link/Material? To water’s edge?
Fences – Back Yard: Ordinance allows 6’ fence in side to back yards. Need clarification if this means from the front of house going back to the back yard. Or does it mean behind the house?
Fences – Front Yard: Ordinance allows 4’ fence in front of house. Keep same?
6. Camping – (310.44) Revise. Time limits, etc.
7. Police-Powered Sign Ordinance – “Parallel Sign Ordinance” – Discussed all of a sign to come down if a business goes out of business, not just the placard.
8. Signs – Add minimum height for signs. Has maximum now. Or have all signs set back at least 10’ from right of way.
9. Food Trucks – Should they be limited or allowed? For events only? If allowed, consider a fee structure – seasonal permit possibly.
10. Swimming Pools – (310-51) Could not find easily in ordinance. Not much on pools.
11. NEED A GOOD INDEX FOR THE ORDINANCE.
12. Temporary Signs – More restriction needed.
13. Open foundations/Demos – Set a more restrictive time limit on demos of buildings, including foundations. Suggest 30 days. Demo permits added to zoning ordinance?
14. Less restrictive on 5-acre parcels that are considered in Deer Run Estates Subdivision?
15. Consider taking PUDS out of Zoning Ordinance. Do as Special Use-much less paperwork.
16. When change of structure on M-55, require setback to allow room for sidewalk where there is none at this time.
17. Dilapidated Building Ordinance. – May be handled by the Houghton Lake Building Agency.
18. Garage Doors on living space.
19. Sheds – Small back yards that cannot meet the 25’ setback requirement (lakefront). Contradiction in several places in ordinance.
20. Corner Clearance (310.34) – Simplify wording.
21. Homes in commercially zoned areas – change to Village Mixed Use?
22. Entire Zoning Map needs to be reviewed – Maximum two blocks from lake to be Lakefront Residential?

There being no further business,
The meeting adjourned at 11:30 a.m.

Respectfully submitted,

Theresa M. Wagner, Secretary