

**Ida Township Planning Commission
Monthly Meeting
May 11th, 2010**

Members:

Ron Zabawa, Chairperson
Scott Desbrough
Ed Stotz
Kevin Miller
Brad Kamprath
Elmer Bowman

Visitors:

Andrea Bibby - Carlisle Wortman Assoc. (CWA)
Larry Feldpausch
Steve Stotz

Call to Order:

Chairperson Ron Zabawa called the meeting to order at 7:30 p.m.

Public Comment:

Steve Stotz had a question about a previous comment made at the master plan workshop by Planner J. Enos and the rules regarding who can request rezoning. R. Zabawa stated that Attorney M. Kamprath has been consulted to provide a legal opinion and his response is pending. S. Stotz also had a question about a memorandum that was written from CWA wherein it was recommended to change the township zoning map to match the master plan. A. Bibby will research and clarify as to the comment in that memo and respond at the next Planning Commission meeting.

Discussion held with L. Feldpausch regarding prior rezoning issues on Ida West Rd., rezoning in relation to the zoning book and the master plan. A. Bibby will have CWA draft a memo regarding the rezoning process and advise as to the requirements in accordance with the Michigan Zoning Enabling Act.

Approval of Minutes:

Motion to approve the April 13th, 2010 regular meeting minutes was made by B. Kamprath and supported by E. Stotz. All in favor. Motion carried.

New Business:

Discussion held regarding a question by K. Miller pertaining to the order of the zoning ordinance review list.

A motion was made by S. Desbrough to address the special approval permits process first before going any further with any other ordinance revisions.

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New Business: cont.

Discussion held. A. Bibby commented on the zoning ordinance book and suggested that the Planning Commission address the special approval process and the site plan approval first, that the process needs to be streamlined and clarified before going any further with other zoning ordinance revisions. R. Zabawa expressed concern regarding preliminary site plan review. Lengthy discussion held regarding various special use requests and the process for those requests. After a question was presented by E. Stotz regarding ponds/quarrying, S. Desbrough clarified that his motion is to address special use procedures prior to completing the ponds/quarrying.

Further discussion held regarding other ordinances and their priority.

S. Desbrough amended his motion to move the special approval process and site plan review to the top priority on the ordinance review list for the June Planning Commission meeting. Supported by B. Kamprath. All in favor. Motion carried.

Discussion held regarding benefit of having Township Attorney present at meetings.

Motion made by S. Desbrough to table the Home Based Business draft ordinance review until further notice supported by E. Stotz. All in favor. Motion carried.

Old Business:

Ponds ordinance draft with spoils removal. A. Bibby addressed her corrections as follows:

Size/Location Requirements:

A. Corrected typo.

D. Added the word “professional” before engineer. Discussion held regarding definition: Professional engineer means have to be able to provide “stamp.”

Other items addressed: recommendation about performance guarantee fees.
Discussion held: K. Miller said that at last month’s meeting, it was discussed that a memo would be sent to the Township Board recommending that performance

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Old Business: cont.

guarantees should be greater for ponds with spoils removal than ponds without spoils removal. A. Bibby advised that any suggestions by the planning commission pertaining to performance guarantees should be included as part of the official recommendation to the Township Board when the draft ordinance is submitted for their approval.

E. Bowman asked if the pond could be called a recreational pond with spoils removal and not quarrying. R. Zabawa responded that M. Kamprath would have to address that issue.

B. Kamprath asked if a “no blasting” clause could be put in this ponds ordinance to differentiate between quarrying. A. Bibby believes that the ponds definition is sufficient to address this. Marty Kamprath will be asked his legal opinion regarding blasting when he conducts his review of the pond ordinance with spoils removal.

Brief discussion held regarding fees for removal of spoils.

B. Kamprath identified corrections needed: “licensed” surveyor and rate per square yard should be “cubic” square yard. A. Bibby will make corrections.

Pond ordinance will be sent to Marty Kamprath for legal review.

E. Bowman asked why the livestock ordinance is scheduled for review since it was recently revised. R. Zabawa stated that R. Iott and D. Friend raised concern regarding livestock being allowed on property without a residence on it. E. Bowman will discuss issue with R. Iott and D. Friend and will report back to Planning Commission.

Adjournment:

Motion to adjourn made by S. Desbrough and supported by E. Bowman. All in favor.
Motion carried.

Meeting adjourned at 8:55 p.m.

Respectfully submitted by:

Karen Jo Lieb
Recording Secretary