

**Ida Township Planning Commission
Monthly Meeting
June 8th, 2010**

Members:

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

Visitors:

Andrea Bibby - Carlisle Wortman Assoc. (CWA)
L. Feldpausch

Call to Order:

Ron Zabawa called the meeting to order at 7:38 p.m.

Public Comment: none.

Approval of Minutes:

Motion to approve the May 11, 2010 minutes made by S. Desbrough supported by E. Stotz. All in favor. Motion carried.

Other Business:

A memo was reviewed from CWA dated June 2, 2010 (attached hereto) in response to a question made by S. Stotz at the May Planning Commission meeting. The purpose of the memo was to clarify an item mentioned in a previous memo from CWA dated November 3, 2010 regarding the zoning map and Master Plan. CWA recommends updating the text only in the zoning book to reflect changes addressed in the Township Master Plan. E. Stotz will deliver memo to Steve Stotz.

Letter from Marty Kamprath dated May 11th regarding Township's authority to rezone property was reviewed.

Attorney M. Kamprath is still reviewing the pond ordinance. No additional information from CWA at this time.

New Business:

A. Section 16.07 Special Approval Procedures and Standards.

Draft handout given to PC members. A. Bibby gave descriptions of special uses that would require a special use approval. A. Bibby also stated that according to the Zoning Enabling Act (ZEA) every special land use request must have a site plan review. Discussion held regarding zoning district requirements for special uses. Procedure discussed as presented on the handout. (See draft 1 dated June 8, 2010 attached hereto.)

Special Use application process discussed. Discussion held as to when a public hearing will be held after receipt of an application for special use. A. Bibby stated the public hearing process would be addressed along with the site plan review process. S. Desbrough requested the ordinance contain step-by-step instructions for guidance as to how to process a special use request. Per A. Bibby, Item (f) is new to this section of the ordinance regarding standards. K. Miller asked about the purpose of the public hearing.

Extensive discussion held regarding at what point the public hearing would be held in regards to receipt of a site plan. A. Bibby will research whether or not a full site plan review can be required for a special use approval. A. Bibby will also research whether or not a site plan is required for each special use as previously stated. R. Zabawa asked A. Bibby to research special use preliminary approval.

- g. Conditions and safeguards discussed.
- h. New section. Gives a commencement of construction time frame or project is null and void. Also addresses that a special use runs with the land as long as the use continues and further addresses abandoned uses.
- i. Currently in the ordinance regarding performance guarantees. A. Bibby to check to see who sets the performance guarantee fees Planning Commission or Township Board.

B. Site Plan Review procedures. Site Plan Review procedures will be addressed at the July meeting.

Discussion held regarding memo from A. Bibby recommending that the Zoning Board of Appeals section also be updated (see attached memo.)

Old Business:

Home-based business remains tabled.

Adjournment:

Motion to adjourn made by S. Desbrough supported by E. Bowman. All in favor. Motion carried. Meeting adjourned at 9:00 p.m.

Respectfully submitted by:

Karen Jo Lieb
Recording Secretary