

CAMBRIDGE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

WEDNESDAY, Jan. 30, 2013

Ken Gidner called the public hearing to order at 7:00 pm. In attendance were Tom VanWagner, Otis Garrison, Ken Gidner, Doug Lake, Tanya Riley VanWagner, Rick Streams, Ed Plentz, Bob Matejewski and Theresa Friess.

The Public Hearing was to discuss the addition of the "Marsh Property on Sand Lake in the "Lake Overlay District: 4.2.5. a. 2. Comments were asked of the public. Mr. Joe Marsh, owner of the property being discussed, was in attendance and had several questions of the board. He mentioned that his understanding was the "Overlay District" applies only to leased land. Then continued on asking how this will affect any future building.

Doug Lake responded that it did not apply only to leased land. As a matter of fact that didn't have anything to do with the Overlay District. The Marsh property is the only leased land included in the Overlay District. This addition to the Overlay District should make future building easier to be able to fit into the township ordinances. He continued, explaining that the "Overlay District" was made to insure that the grandfathered lands have been made acceptable as they had been built. He asked for Ed Plentz's input.

Ed Plentz commented that the reason was to accept the past "non-conformities" on older locations. The Overlay District was added because of the many older, smaller lots that were non-conforming to current ordinances. The Overlay District is on Wampers and Sand Lakes. We want to add "Marsh Property" to be able to give them "grace" for what they already had as existing properties. According to our current ordinance, most of the properties would have been considered "illegal" since our ordinance says that you can only have one dwelling on a piece of property.

Discussion and further clarification was made. The board's intent was that these non-conformities were being made "more acceptable". The additions were made to the districts that were lake frontage and were included in the "sewer district". We had previously missed the "Marsh Property" when we were figuring which areas should be included. The Marsh Property added a little confusion because of being "leased" properties.

Future building will have to conform to the building ordinances listed and any new criteria. Splits may have to be done if changes in ownership and building decisions are being made. We will tackle these issues as they arise.

Mr. Joe Marsh thanked the board for the clarification, answering all of his questions and appreciated their thoughts of adding the property to the Lake Overlay District.

Doug Lake mentioned that he was happy that we all seemed in agreement. Rick Richardson mentioned that since we (the township) no longer allowed "private roads" (without a variance), that this may have to be taken into consideration in sub-dividing and future land splits for new building. Variances may be needed for these considerations in the future.

Ken Gidner asked for further comments from the public. No more comments were brought up. Ken closed the public hearing for the "Lake Overlay District" addition.

Ken Gidner called the next Public Hearing open at 7:14 p.m.; to add the addition of "Secondary Dwellings". This was to amend definitions, article 11, section 2.2, definitions; new sub-section 2.2.68 "Secondary Dwellings"; and article 4, section 4. 3.1, Local Commercial districts; C1, subsection A, adding item 8, secondary dwelling as defined in section 2.2; and mandating article 4 section 4.3.4 Commercial recreational districts, C-4 sub-section A; additional item #8 "Secondary Dwelling" as defined in section 2.2.

Ken Gidner asked for any comments. No public comments. Ken Gidner asked if anybody was in opposition to adding "Secondary Dwellings". No comments. Ken closed public hearing on Secondary Dwelling additions as described.

Ken Gidner called the regular meeting to order at 7:16 pm. He asked for the board's discussion on the request for the amended order for the "Lake Overlay District". No comments. He asked for a motion.

Doug Lake made the motion to adopt the addition of the Marsh Property to the Lake Overlay District as proposed. Ed Plentz made the secondary motion. Vote called, Yes = 9; No = 0. Motion carried.

Ken Gidner asked for the board to give comments on the second public hearing on the addition of "Secondary Dwelling" as proposed. No comments. Ed Plentz made a motion to accept the amended definition. Doug Lake made the second. Vote called; Yes = 9, No = 0. Motion carried.

Ken Gidner called roll and introduced the new members of Otis Garrison and Rick Streams. All members are in attendance.

Ken Gidner called for review of the secretary's report of October 31, 2012. Doug Lake called to accept the secretary's report as written. Ed Plentz seconded the motion. Ken called for a vote. Yes = 9; No = 0. Motion carried.

Ken called for any other Business to bring before the planners tonight. No mention of any.

Ken Gidner said under Old Business, he is changing the order of the discussion and would like to cover the Medical Marijuana ordinance as our first discussion. Ken asked attorney Phill Schaedler about the suggested ordinance, concerning the amount of plants allowed to be grown by a "care givers".

Attorney Phill Schaedler gave the answer of 12 plants per patient and continued on with examples and clarification. Phill Schaedler commented on how the state of Michigan is now going through clarifications, disagreements and confusion. He mentioned that the medical marijuana attitude is changing daily. Court cases are now on-going and he mentioned several different changes that have happened in the last 30 days. He used many hypothetical examples of "sharing" marijuana between patients without exchanging money. He continued on with several current court cases on going in the state and in the State Supreme Court concerning different scenarios. Several cities have decided to allow the care giver locations in specified areas. Discussions came up concerning "Dispensaries" and how the State handled the questions of where and how these would be allowed. After many questions and much discussion, Doug Lake made a motion to table the issue until next month to allow all of us to look into this issue further. Theresa Friess seconded the motion. Ken Gidner called for a vote. Yes = 9; No = 0. Motion carried.

Ken Gidner said that the other old business to come before the planners was concerning the Fence Ordinance changes recently made. He asked for Ed Plentz to explain our issue.

Ed Plentz said that the published wording was not the same as the planners had submitted to the township board. There had been some confusion and the changes by the Township board, as suggested by Region II, had been thought to be simplifying and clarifying. However, the changes seemed to the Planners to have changed the intent. After discussion, Ed Plentz made a motion to resubmit as originally intended. Theresa Friess seconded his motion. Ken Gidner called for a vote. Yes = 9; No = 0. Motion carried.

New Business from Ken Gidner was brought up. The election of 2013 officers is needed. Pat Steele has declined to be the recording secretary for 2013. Therefore, the Planning Commission Secretary will need to do all of the minutes for the monthly meetings.

Doug Lake nominated Tanya Riley Van Wagner as Secretary for 2013. Ken Gidner called for a vote. Yes = 9; No = 0. Tanya Riley Van Wagner was voted in as Secretary.

Doug Lake nominated Ken Gidner for Chair for 2013. Ed Plentz also nominated Ken Gidner for Chair. Ken Gidner called for a vote. Yes = 9; No = 0. Ken Gidner was voted in as Chair of the Planning Commission.

Doug Lake nominated Thomas Van Wagner as Vice Chair for 2013. Ken Gidner called for a vote. Yes = 9; No = 0. Thomas Van Wagner was voted in as Vice Chair for 2012.

Ken Gidner asked for any other new business. No new business.

Doug Lake called a motion to adjourn the meeting. Theresa Friess seconded the motion. Ken Gidner called for a vote. Yes = 9; No = 0. Motion carried.

Meeting adjourned at 8:29 p.m.

Minutes respectfully submitted by Tanya Riley Van Wagner