

Planning Commission JANUARY 25, 2012



CAMBRIDGE TOWNSHIP PLANNING COMMISSION

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The meeting was called to order at 7:00 p.m. In attendance were Ken Gidner, Mike Albain, Tanya Riley Van Wagner, Tom Van Wagner, Kevin O'Mara, Ed Plentz, Bob Matejewski, Theresa Friess and Doug Lake.

Albain made the motion to approve minutes from the November 30, 2011 meeting. O'Mara seconded the motion. There was no further discussion. Yes – 9, no – 0. All in favor. Motion carried.

There was no other business to come before the planners.

Old Business: A. Fence Ordinance. Gidner stated that Plentz and Attorney Schaedler have been working diligently on the fence ordinance revisions. Plentz stated some of the changes made; for example fences in front yard on lake properties, fences that are already required won't change. Attached is a copy of what the planners were considering. There was much discussion on the proposed section addressing the agricultural district and electric fencing. Motion was made by Plentz to change some wording to "Electrical charged perimeter fences shall only be allowed in agricultural district." Part of motion was to pass on to Region II. Motion seconded by Lake. Further discussion lead to clarifying section 5.15.2 "...extending toward the front yard and minimum required front yard, whichever is greater." There was much discussion on how to clarify this section so that it could be easily understood. It was decided that the ordinance still required some more work. Plentz withdrew his motion. Motion to table until next month by Plentz, seconded by Lake. There was no further discussion. Yes – 9, no – 0. All in favor. Motion carried.

B. Adult Entertainment. The planners reviewed copies of the ordinances that Gidner had given to them. He stated that the districts are proposed for C-2 and C-3. He went over the changes he had made and there was discussion of the proposed. After review of the other ordinances, a case law was found by Gidner that could be used to govern the placing of adult entertainment and how adult entertainment affects communities. Gidner asked the planners to review information and to please consider the districts and liquor license provision. Schaedler discussed general law provisions, he further stated that general law would address behavior, the proposed ordinance addresses land use.

C. Wind Energy. Gidner stated that Region II sent back the proposed ordinance finding fault with four items. They felt a district should be committed to utility grids and the planners had felt that the setbacks addressed that by the size of the setbacks required. The planners also felt that the size of the setbacks addressed the issues with the on site wind energy systems. The sound pressure was set at 40 decibels and Region II suggested 45 decibels. Gidner and the planners decided they would like to stay with 40 decibels. The other item was the formatting of the ordinance. It was decided to get document reformatted and make the motion then.

Any other old business: There was none.

New Business: A. Election of Officers. Riley Van Wagner made the motion to have Gidner remain as chairperson, Lake seconded the motion. Yes – 9, no -0. All in favor. Motion carried. O'Mara made motion to have

Van Wagner remain as the vice chairperson, Albain made motion to have Riley Van Wagner remain as the secretary and Pat Steele remain as the recording secretary. (Gidner stated that a second to the motions were not necessary.) The planners were all in favor of the above.

Albain made the motion to adjourn the meeting and Lake seconded same. There was no further discussion. Yes – 9, 0 – no. All in favor. Motion carried. Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Pat Steele, Recording Secretary