

Planning Commission MARCH 28, 2012



CAMBRIDGE TOWNSHIP PLANNING COMMISSION

MARCH 28, 2012

PUBLIC HEARING – 7:00 P.M. CONDITIONAL USE PERMIT FOR CHESTER MEYER TO ALLOW OUTDOOR SALES AND DISPLAY OF RENTAL AND RETAIL EQUIPMENT, TOOLS, PARTY SUPPLIES AND BUSINESS RELATED INVENTORY

Ken Gidner called the public hearing to order at 7:00 p.m. He stated that this was a public hearing for a Conditional Use Permit for the above stated prospective owner and use at 8543 W 50. He asked Mr. Meyer to state his case. He stated that he was looking at the rental business for tools, equipment and party supplies. His clientele would mostly be residential and commercial builders. He stated that he would need to store some equipment outside. Equipment being stored outside overnight would be moved back up the hill for the evening. He was asked what type of equipment was being rented and stored. Meyer stated that it would probably be bobcats, woodchippers, log splitters, stump grinders and possibly a small dozer. A backhoe would probably be the largest equipment eventually. Albain asked where would he store equipment and Meyer showed him the drawing with the key, and storage would be in the cross hatched area. He was hoping not to have to have a fence. He would put large equipment in back, he was not sure about vandalism in the area. Gidner stated that he would think that he would want a fence and gate. Meyer stated that some of the small things would be able to go into the building. Van Wagner stated that C-2 according to new plan would allow indoor retail service and not sure he needs a conditional use permit except for statement in current zoning ordinance book. Van Wagner feels there are inconsistencies between the new land use plan and the current zoning ordinance. He feels it falls somewhere between C-2 and C-3 except for the conditional use part of the storage. There was further discussion regarding possible rezone, C-2 and C-3 and conditional use. Richardson wanted to clarify why going this route instead of rezoning again. Indoor retail sales is a permitted use, no provision in ordinance for outdoor sales. In speaking with attorney it was felt it was ok to go with conditional use because he felt it was close enough to outdoor recreational storage or the other avenue would be to use the unspecified uses category. It made more sense to give conditional use permit rather than rezoning the property. Gidner asked for other questions or comments. There were none. The public hearing was closed. O'Mara made the motion to grant the conditional use permit. Lake supported. There was no further discussion. Yes – 9, no – 0. All in favor. Motion carried.

PUBLIC HEARING – 7:00 P.M. ORDINANCE AMENDMENT ARTICLE V, SECTION 5.15 – FENCES

Gidner called the public hearing to order at 7:10 p.m. He asked if Plentz had anything to state. He did not and there were no further questions or comments. The public hearing was closed. Plentz made motion to send to Region II. Lake supported. There was no further discussion. Yes – 9, no – 0. All in favor. Motion carried.

The regular meeting was called to order at approximately 7:15 p.m. In attendance were Kevin O'Mara, Ken Gidner, Doug Lake, Theresa Friess, Tanya Riley Van Wagner, Tom Van Wagner, Mike Albain, Ed Plentz and Bob Matejewski.

Motion was made by Albain to accept the minutes dated February 29, 2012. Riley Van Wagner seconded the

motion. There was no further discussion. Yes – 9, no – 0. All in favor. Motion carried.

Other Business: Albain would like to talk about signs. He stated that Carl Brooks went around the township and took pictures of signs that need to come down. Feels that the signs advertising businesses that are out of business need to be addressed. He felt the planners should have the board make a general law ordinance to remove the signs that are not in use. Plentz stated that we already have an ordinance stating the 5.2.8 addresses same. Gidner stated that he spoke with the attorney and he said you can't make it retroactive to take down signs that are already there but a new general law could be created that would eliminate those signs. Richardson asked if can't eliminate them with the current ordinance how is new law going to address. He feels that they could be addressed as is. Lake suggested to add "and or abandoned" instead of just non-conforming. It was asked and stated that this ordinance went in effective in the 1970s. There was general discussion on non conforming, abandoned and inactive signs. Plentz doesn't feel there are many conforming signs in the township. Discussion on who is going to remove these non conforming signs. Felt that property owners should remove and/or pay to have removed from their property. Riley Van Wagner would like to see enforcement started. O'Mara stated that the planners could suggest to the board to start enforcement. Lake would like to find out when this section was enacted. Richardson said it was part of the original ordinance adopted in 1977. Further discussion on abandonment and non conformities. There have been signs that have received variances, therefore there are several signs that are non conforming but were approved. Lake suggested there should be language to require the business owner to remove the sign when the business no longer exists. Riley Van Wagner pointed out "b" under General Sign Ordinance suggesting "maintenance" of sign. She feels that is all that is needed to take care of abandoned signs. O'Mara agreed and suggested the board needs to start enforcing. Richardson stated that he felt the language was there already and should be able to enforce.

Other Business: There was none.

Old Business: A. Wind Energy. Van Wagner did research on farm and home wind generation, seven units in three townships. He introduced Scott Stephen who spoke about his work with small scale residential turbines. He has worked in Rollin, Rome and Woodstock Townships. He suggested making sure that small scale residential and commercial ordinances should be kept separate. Large units require much more than the small scale units. He also talked about building and electric permits, decibel ratings and use permits. There was discussion on inspections and maintenance.

Gidner reminded the planners that last month Richardson brought up height requirements in ordinance in section 4.5.4 which would take care of height requirements with additional language. (See attached). There was some general discussion regarding the change/addition to wording. Albain made motion to amend 4.5.4 height exceptions and wind energy systems and to set for public hearing. Plentz seconded the motion. There was no further discussion. Yes – 9, no – 0. All in favor. Motion carried.

Discussion on the decibel levels and leaving as is at 40 decibel levels. Motion by Riley Van Wagner to take the wind energy ordinance as written with the changes that Region II suggested with the exception of the decibel change and now the addition of the height exception and move on to the board to review and accept. Discussion on clarifying the motion. The original proposed ordinance with changes suggested by Region II have been addressed and now need to send to the board per Richardson. He also stated that the height exception text change now has to be set for public hearing. Motion seconded by Lake. There was no further discussion. Yes – 9, no –0. All in favor. Motion carried.

New Business: Lake asked about medical marihuana situation. Gidner stated the moratorium is in effect

until June.

Albain made motion to adjourn the meeting. Riley Van Wagner seconded the motion. Yes – 9, no – 0. All in favor. Motion carried.

Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Pat Steele

Recording Secretary