

CAMBRIDGE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

WEDNESDAY, March 27, 2013

Ken Gidner called the public hearing to amend the Zoning Ordinance Text to order at 7:02 pm. The ordinance to be covered was the Fence Article V, Section 5.15 In attendance were Ken Gidner, Doug Lake, Tanya Riley Van Wagner, Rick Streams, Ed Plentz, Bob Matejewski, Otis Garrison and Theresa Friess.

Ken Gidner asked the public if there were any concerns or questions on the changes proposed. No comments or questions from the public. Public hearing on Fence Ordinance closed at 7:05.

Ken Gidner called the second public hearing to order at 7:06. This public hearing was to cover a rezoning request for the Chitwood property from AG-1 to RS-1. A letter had been distributed to all the commission members from resident James Taube which stated his objection to the proposed change. He objected because he didn't want any more homes built on Basswood Terrace or on Onsted Highway.

A map of the location was projected for all to see the exact location being discussed. Clarification was given that the property was the parcel(s) between Onsted Hwy. and the Basswood Terrace subdivision on Wolf Lake. Mr. Lon Wagenschutz was in the audience to answer questions concerning the Chitwood properties. He clarified that the property had already been subdivided. Others audience members asked whether the lots would be accessed from their private drive for Basswood Terrace. Otis Garrison answered that the permits to access to the lots have been set up to come off of Onsted Highway and not off the private drive for Basswood Terrace.

Several audience members were there to ask if the property in question was "perked" yet. They mentioned a concern was the water and sewer run off into the Basswood subdivision which is directly adjacent (below) the Chitwood property. One audience member mentioned her concern was that the properties in question are too small for the required drain fields.

Doug Lake addressed their concerns by reminding the audience that all pertinent issues will have to be addressed by the builders and developers. They will be required to control the water on their property. Also, the septic system will have to be approved by the Health Department. Although you think these are small properties, they are actually large for a residential lot since they are over an acre.

The Planning Commission is currently only addressing the issue of whether to rezone the lots from Agricultural zone to Residential. The main reason they requested the rezone was to be able to work with the Residential set backs instead of the Agricultural set backs. This still doesn't mean they can build anything. They will still have to go through many other steps. There are still many challenges to work out.

Another audience member asked if they could still build on the property if it was not rezoned. Doug Lake continued on and answered that yes, they could, just under different set back requirements. The audience member asked if the taxation would be different. Doug Lake also explained that "it depends". For instance, his property is zoned Agricultural but he is taxed under "current best use" so it is taxed as if it is Residential. He continued on to explain how the difference between the Agricultural and Residential zone affects what you can do on your property.

The Planning Commissions' duty is to see if the rezoning would be compatible with the surrounding area and our Future Land Use Plan. All our change would do was "restrict" the use to the

Residential ordinances. This is a Lake residential area so the rezone seems to be compatible with area.

Ken Gidner called for further comments. None came forth. Ken Gidner closed the second Public Hearing at 7:34.

Ken Gidner called the regular meeting to order at 7:35. He mentioned that Tom Van Wagner was excused as he was out of town. Everybody else was present.

Ken Gidner called for review of the secretary's report of February 27, 2013. Doug Lake called to accept the secretary's report as written. Ed Plentz seconded the motion. Ken called for a vote. Yes = 8 No = 0. Motion carried.

Ken Gidner asked for a motion on the Fence Ordinance text changes. Ed Plentz made the motion to accept the Fence Ordinance text changes as submitted. Doug Lake seconded the motion. Ken Gidner called for the vote. Yes = 8 No = 0. Motion carried. Changes will pass on to the next step.

Ken Gidner asked for discussion on the Rezone request of the Chitwood property. Doug Lake reiterated that the request from Mr. Wagenschutz was because of the set backs. If it was zoned AG-1 they could still build homes on it, but the set backs in RS-1 will give them a little more leeway. Ed Plentz also commented that by changing it to Residential they cannot have livestock. Otherwise, they could have chickens or hogs. So it is really beneficial. Otis Garrison made the motion to accept the rezone request from AG-1 to RS-1. Doug Lake supported the motion. Ken Gidner called for a vote. 8 = Yes, 0 = No. Motion carried.

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

Ken Gidner said under Old Business, we should continue our discussion of the Medical Marijuana ordinance. With the recent State rulings it isn't as pressing as it was earlier. Ken Gidner is signed up on-line to receive information on any new ordinances or changes in the current law. He has noticed that several townships are continuing to work on a Dispensary rule just in case they ever become legal. That way they would have authority to regulate the allowed and disallowed zones. Do we want to continue to do that? With commissioners' concurrence, it was decided to have the committee that was previously set up, continue on with their work on this. Ken Gidner asked for any further discussion? One audience member asked if it was true that Dispensaries are not legal. It was confirmed by several Commissioners that the state recently ruled directly that Dispensaries are not legal under our current Medical Marijuana law.

Ken Gidner brought up the Township Master Plan as the next subject under old business. He handed out copies of the Master Plan Distribution Draft to the new members. He also made sure that all Commissioners received a copy of our Master Plan Implementation measures as put together with Tim Anderson, back in June of 2011. After review of these documents, we will begin covering further steps at future meetings.

Ken Gidner asked for any other new business. No mention of any, except that Ken Gidner mentioned that we need to let Rick Richardson know whether any of the Commissioners will be attending the Annual Dinner on April 18th. We should notify Rick of our intentions before April 11th.

Tanya Riley Van Wagner called out a motion to adjourn the meeting. Bob Matejewski seconded the motion. Ken Gidner called for a vote. Yes = 8; No = 0. Motion carried.

Meeting adjourned at 7: 45 p.m.

Minutes respectfully submitted by Tanya Riley Van Wagner