

REPUBLIC TOWNSHIP PLANNING COMMISSION MEETING

7:00 P.M. Monday, October 17, 2011

Republic Township Hall

1. The Open Public Hearing on Amendments to the Zoning Ordinance was called to order at 7:00 P.M. by Dan Mitchell, Chairperson.
2. Members Present: James Brennan, Bill Bergin, Tom Feldhausen, Terry Knapp, Dan Mitchell, Tom Sandblom, and Al Pierce (Interim Zoning Administrator). Chairperson Dan Mitchell informed the Planning Commission that Shannon Ambuehl resigned his position on the Republic Township Planning Commission.
3. Public Comment: None;
4. Presentation of the changes to the Zoning Ordinance:
Legal Notice was placed in the Mining Journal on September 30, 2011 providing notice that amendments were under consideration for Art. 11, Sec. 202; Art. 111, Sects' 308,309,310, 311, 312, 313, 314, 315, & 316; Art. IV, Sects' 401,402 & 417; Art. VIII, Sec. 704; Art. IX, Sec. 904; Art. XI, Sec. 1102B; Art. XII, Sects' 1203 & a new 1204. These were all proposed amendments previously addressed, sent to the Marquette County P. C. for review, returned with comments, and subsequently revised.

Additionally, Al Pierce distributed a packet labeled "Zoning Text Amendments Proposed By Al Pierce" to each member of the Planning Commission. Al indicated his proposed changes were concept oriented, and not merely text changes. He indicated the proposed changes to the Zoning Ordinance were detail oriented changes that were appropriate for the Planning Commission to consider. Chairperson Mitchell requested Al Pierce to go through the amendments he was proposing for change.

Al proposed the following changes to the Republic Township Zoning Ordinance:

Section 308 Single Family Residential, R-1:

Sub Point A, Purpose: Change the Minimum lot size from 20,000 square feet, to "more than one (1) acre".

Section 312 Waterfront Residential Two, WR-2:

Sub Point A, Purpose: Change the Minimum lot size from 20,000 square feet, to "more than one (1) acre".

Section 313 Commercial, C/L1

Sub Point A, Purpose: Change the Minimum lot size is 1 acre to "more than 1 acre"

These changes coincide with the County Health Department's one acre requirement for septic systems.

Sub Point B, Permitted Uses: Add #22. Single Family Dwelling;

This item was recently addressed by a Memo to the P.C. and prevents mass non-conformity of existing single family dwellings. Upon further questions, answers and discussion, the Planning Commission added the following two items:

Sub Point C, Conditional Uses: Add #2. Two Family Dwelling; and #3. Multiple Family Dwelling.

Article IV-Page 2, Republic Township Height, Bulk and Placement Regulations:

Minimum Lot Area: Add the wording "More than one (1) acre for Zoning District R-1; Zoning District WR-2(F) and Zoning District C/L1;

Minimum Lot Width: In Zoning District R-1 and C/L1 should be 110';

Lot Line Setbacks (E), Category -Shoreline Setback: The Principal Structure and Accessory Structure should be 50' For Zoning District C/L1;

Table Footnotes: Section A: Should read: "With Private Water and Public Sewer - 30,000 Square Feet; Or with Public Water and Sewer-20,000 Square Feet."

Table Footnotes: Section B: Should read: "For structures located within the R-1 District, the lot width requirements of 110' applies to lots being served with private water and sewer and public sewer lots. Lots being served by public water and sewer may maintain a minimum lot width of 75'."

Section 405 Accessory Buildings: In Sub-Point "F", the "WR-1 District" should also be included.

Al asked the question regarding "How is wind energy permitted or regulated in the Ordinance?", as the text is there but it is not added under any Zoning District. He proposed adding, "also Anemometer Tower(s), Structure Mounted /On-site/ or Utility Grid Wind Energy Systems" as a Conditional Use to be included in All Zoning Districts. While not the most elegant solution, it will be addressed in the ordinance and the Conditional Use aspect will permit discretion in tower placement and intensity in relation to the density of homes. Commissioners concurred with this method of implementation.

Article XI, Zoning Board Of Appeals: Section 1101 Creation and Membership: Al recommended that this Board should consist of three (3) members not five (5).

Article XI, Zoning Board Of Appeals: Section 1102 Procedures: Part "B" Decisions: Al recommended the first sentence be deleted in Sub-Point #1. That sentence reads: "The Zoning Board of Appeals shall thereupon make its decision upon the application and report its recommendations to the Township Board within (10) ten days after such hearing." This

sentence is at variance with the balance of this Section which provides the Zoning Board of Appeals the ability to grant a variance.

Section 1204 Violations: Municipal Civil Infraction: Al recommended adding this sentence: "The Municipal Civil Infractions Officer shall be the Zoning Administrator or any other person duly appointed by the Republic Township Board.

Section 1205 Special Zoning Orders Book and Map: Al recommended changing the word "shall" to "may" in this section when preceded by the phrase "The Zoning Administrator". Most Townships do not keep this book, and if asked for it in court testimony, can find it embarrassing.

5. Throughout Al Pierce's presentation, Planning Commission Members were asking him questions for clarification and to help understand the rationale Al used in proposing the Zoning Text Amendments. After much discussion, Tom Sandblom made a motion to approve all of the text amendments to the Zoning Ordinance as presented by Mr. Pierce. Terry Knapp seconded the motion. The motion passed. Al Pierce will forward all the changes approved tonight, along with all prior reviewed text, to the Marquette County Planning Commission for review and comments, prior to being submitted to the Township Board for adoption.

Dan Mitchell reminded the Planning Commission that Al Pierce had reviewed all proposed Republic Township Zoning Ordinance amendments.. The Planning Commission felt Al did a complete job and that there was not a need to again review the entire document .

Tom Sandblom then made a motion to recommend that the Township Board adopt the Republic Township Zoning Ordinance revisions. Tom Feldhusen seconded the motion. Dan Mitchell asked if there was any futher discussion. There was none. All Planning Commission members responded they were in favor of the motion.

6. Vote on ZONING ORDINANCE Changes (roll call): Chairperson Dan Mitchell then called for a roll call vote on the motion to recommend approve the revisions to the Republic Township Zoning Ordinance.

James Brennan	voted	Yes;	Terry Knapp	voted	Yes;
Tom Feldhausen	voted	Yes;	Dan Mitchell	voted	Yes;;
Tom Sandblom	voted	Yes;	Bill Bergin	voted	Yes;

All were in Favor. The motion carried.

7. Public Comment: Steve Nesbitt asked what definition was being used to define two family and multiple family units. He wanted to know if the number of private entrances had something to do with it. Al Pierce responded that this comes under the definition of "Dwelling Units". It is either one dwelling unit or two dwelling units. It has nothing to do with the number of entrances. It is how many dwelling units are in the structure. Terry Knapp also pointed out that we also have a definition of a "Duplex"
8. When discussion ended, Jim Brennan made a motion to adjourn the meeting. Tom Sandblom seconded the motion. The motion carried. The Open Public Hearing on Amendments to the Republic Township Zoning Ordinance ended at 7:40 P.M.

Respectfully Submitted,
Bill Bergin, Secretary