

REPUBLIC TOWNSHIP BOARD MINUTES
SPECIAL MEETING
September 27, 2011 - 1:00 p.m.

A Special Meeting was held on September 27, 2011 with four board members present and Al Pierce, by phone.

The following items were discussed:

1. Zoning Issue
2. The bill for Danielson Contracting

Zoning Issue: Supervisor Johnson asked Al Pierce, Interim Zoning Administrator to explain the issue to the Board. Mr. Pierce explained – Recently I denied Mr. Brian Anderson a zoning compliance permit for placement of a mobile home on a vacant site as the Commercial/Light Industrial (C/LI) Zoning District only permits Single Family Dwellings as an accessory use to existing permitted used (businesses). Unknown to me was the fact that this parcel had received Land Division Approval prior to the effective date of the current Zoning Ordinance (August, 2010) with verbal assurances apparently provided to the land owner that a home could be built on the 6+ acre parcel. This fact does not change Ordinance requirements however. Additionally, this new C/LI zoning district has made several existing homes not associated with businesses non-conforming structures which pose difficulties for the owners in the event of enlarging or reconstruction.

A proposed solution to the present restrictive nature of the permitted uses of the C/LI district would be to add Residential Dwellings as a Permitted Use. This would eliminate created non-conformities and permit Residential Dwellings, Businesses, or both combined on the same parcel. This simple text amendment would allow the issuance of the denied permit. At the September 19, 2011 regular Planning Commission meeting, this concept was supported and I was directed to submit it to the Board in a memo format. With the concurrence of the Board, this item can be added to the upcoming Public Hearing for Zoning Amendments and I can revisit this Zoning Permit for Mr. Anderson.

After much discussion, a motion was made by Tom F. seconded by Gary J. concurring that the proposed solution for Brian Anderson's home placement issue is to add, via a zoning text amendment, Single Family Dwellings to the Commercial/Light Industrial Zoning District as a Permitted Use. Motion carried.

Supervisor Johnson stated that since the Chief Lake Wilderness Camp is coming to an agreement, Al Pierce could allow Terry Knapp to take over as Zoning Administrator and keep Al Pierce on as Consultant. Faye M. mentioned the Township has not received any

monies from Jayme Hackleman for his Zoning Permit. Permit is not valid without payment. Al will call him.

3. Danielson Contracting, Inc. - A motion was made by Supervisor Johnson, seconded by Tom F. to pay the bill. Motion carried.

COMMENTS: FOIA Requests - A short discussion was held on handling these in the future.

Meeting was adjourned at 1:30 p.m.