

CALL TO ORDER

The regular September 26, 2018 meeting of the Buchanan Township Planning Commission (PC) was called to order by Chairman Dennis Wentworth at 6:30 p.m.

Members Present: Dennis Wentworth (Chair), Scott Albright, Gerald (Jerry) DiPietro, Amber Breden, Daniel Lakin , Sheila Reitz

Members Absent: Kimberly Scarpone

Others Present: Enforcement Officer Eileen Glick. Also present: Mario Palmisano, and Chris Russell, resident of Clear Lake

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by those present

APPROVAL OF MINUTES – August 22, 2018

Scott Albright moved to accept the August 22, 2018 minutes with correction and Gerald DiPietro seconded.
ALL APPROVED

APPROVAL OF AGENDA

Sheila Reitz moved to accept the agenda for the September 26, 2018 meeting and Amber Breden seconded.

ALL APPROVED

BRIEF PUBLIC COMMENT – AGENDA ITEMS

Chris Russell spoke regarding the suggestions presented to the PC re: changes to the ordinance as it applies to Clear Lake. Question regarding the expansion of current residences without variance. Concerned that expansion may over burden the lake also takes away the cottage feel of the community. Voiced opinion on various subjects regarding building and maintaining the Lake residences. Sheila Reitz asked if there was any objection of rebuilding on the same footprint and add an additional story. No, said Chris.

Septic is of concern. Relying on Berrien Co. to oversee septic inspections and approvals.

Mario Palmisano indicated that Redbud is operating on property that is not part of their re-zone. Trailers and other small buildings are built on AG zoned property. They are doing track business. "They are pushing their limits." Never ask if they can do it. It was zoned recreational. Was grandfathered with Special Use permit. New Liquor License may change Special Use Permit. Liquor license expanded their use. New buildings expanded their use.

Scott said Amy said she wasn't going to expand events or use of the property. Her promise was contingent to us granting the Special Use Permit.

Dennis said he'd look into the Red Bud issue. Sheila commented on Public Comment policy

Mario said there were violations of county ordinances by Red Bud.

Public Comment Closed 7:03pm

CORRESPONDENCE

None

UNFINISHED BUSINESS

The board talked thru the points garnered from the previous meeting, point by point, regarding zoning changes:

1. Rebuild structure on same footprint regardless of cost. One being just to rebuild on same footprint, the other being rebuild with expansion. Board opinion wasn't favorable to expansion during a rebuild. Board was favorable to allowing rebuilding on same footprint.
2. No new structures on 40' wide lots, but can rebuild. Must maintain 5' side setbacks
3. Any new buildings or changes to structures **MUST** have updated health department water and sewer proof of compliance. Board agreed
4. New building must observe agreed upon setbacks. Discussions ensued regarding setbacks and whether or not change current setbacks. Discussed changing terminology to be consistent. Discussed accessory buildings on lakeside setback. Need to explore the necessity of changing set-backs, especially given the roads are undefined. Changing front set-back to 20' is problematic. Consensus of the board is 25' for front set-back. Rear yard 50' on lakefront. Want to change non-water front rear set back to 25' from 50'. This includes accessory buildings under current regs. Suggested that setbacks be changed for accessory buildings. Daniel Lakin suggested we have gotten away from the original intent of just deciding to build on the same footprint.

Must be agreed upon setbacks & current ordinance

Eventually, they focused on the main item, rebuilding on the same footprint. The expansion of the current residence size may be problematic. The setbacks and other items were considered secondary to the rebuild. Daniel Lakin made the point that that should be the focus. After much discussion, it was agreed that Eileen Glick would contact William and Works to see if they could work up same changes based on our discussions. These changes would be reviewed and modified at the November 28, 2018 meeting.

NEW BUSINESS

Red Bud. Concerns regarding expansion of their current use permit and questions surrounding the liquor license. Dennis Wentworth will have a sit down and review current permits at Red Bud.

CITIZENS COMMENTS – NON AGENDA ITEMS:

Meeting Adjourned 8:10PM



Gerald DiPietro, Secretary
Buchanan Township Planning Commission