

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
MINUTES OF PUBLIC HEARING AND REGULAR MEETING
JUNE 8, 2015 – APPROVED
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7:00 PM: opened with the Pledge of Allegiance.

Roll Call: Present: Joanne Cammin, Ron Robishaw, Don Jackson, Rhonda Ferrell and Chair Kiss. Tony Leuenberger will be here a little late. Absent, Excused: Russ Herlache.

Public Hearing:

Presentation/Explanation of proposed Master Plan Amendments: Sarah Traxler, McKenna Associates spoke about the comments and distribution process of the Master Plan. There was a 63-day comment period for distribution per the MI Planning Enabling Act for the proposed 2015 Master Plan amendment for the three sub-areas which ended on May 27, 2015.

The Township received two communications under this provision. One communication is from Eastern MI Council of Governments, and the second communication is from the Planning Director from the Saginaw County Metropolitan Planning Commission.

Eastern MI Council of Governments suggested “requiring private developers to provide market-based evidence of demand”. Secondly, to add 2 other neighboring local units of government: Saginaw Metropolitan Area Transportation System (SMATS) and Bay City Area Transportation Study (BCATS).

Planning Commission discussed the suggestions from Eastern MI Council of Governments.

Public Comment: No comment
Close public comment

Mr. Jackson made a motion to close the public hearing . Seconded by Mr. Robishaw. Motion carried.

Close Public Hearing

Approval of Agenda: Mr. Robishaw made a motion to approve the presented agenda. Seconded by Mr. Jackson. Motion carried.

Approval of Minutes of May 11, 2015: Mr. Jackson made a motion to approve the presented minutes of May 11, 2015. Seconded by Mrs. Cammin. Motion carried.

Public comment: no comments
Close Public Comment

PA 33 Committees: no comments

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Report from Township Board Member: Rhonda Ferrell:

- On May 18, 2015 the Township Board held two public hearings:
 - The first public hearing was for Kokomo’s Family Fun Center for a liquor license. The public hearing was held, and the Board approved their liquor license during the Township Board meeting.
 - The second public hearing was for Ordinance #15-03: Solicitation Ordinance. This ordinance will provide reasonable regulation and prohibit aggressive solicitation for money or things of value in specific locations, under certain conditions and during certain periods of time. Ordinance #15-03: Solicitation Ordinance was adopted during the Township Board meeting.
- The Township Board approved the Employee Personnel Manual as written with the May 2015 revision.
- The yearly pension contribution of \$26,013.61 for the period of April 1, 2014 thru March 31, 2015 was approved.
- A motion to contract with Saginaw Township to reassess all commercial parcels in Kochville Township which will be done by the end of summer 2015 at a cost not to exceed \$35,000 which will be paid over 2 years was approved.
- The Township Board approved to allow the DDA to use and reimburse the Township for use of the Township vehicles.
- Kochville Klean Day is set for Saturday, June 13th from 11am – 2pm at the Township Offices.

Business Items:

A:Consideration of recommendation to Board of Trustees re: Master Plan Amendment:

Mr. Jackson made a motion to approve the Resolution of Adoption of the 2015 Master Plan Amendment for the Three Sub-Areas as presented (attachment #1) with 2 additions as follows:

- To add to section Goals and Objectives, Item C.5-Variety of Commercial Uses:”To these ends, the Planning Commission may require private developers to provide market-based evidence of demand.”
- To add to section Goals and Objectives, Item E.3.-Intergovernmental Cooperation: Two neighboring local units of government to work with, the Saginaw Metropolitan Area Transportation system (SMATS) and the adjacent Bay City Area Transportation study (BCATS)

Seconded by Mr. Robishaw.

Roll Call: Mrs. Cammin – Yes; Mr. Robishaw – Yes; Mr. Jackson – Yes; Mrs. Ferrell – Yes; and Chair Kiss – Yes. Motion carried. It will be sent to the Township Board for final adoption.

B:Discussion residential-related aspects of Zoning Ordinance: Sarah Traxler, McKenna Associates, Tony Dier, Planning, and Bruce Palmer, Building Official/Zoning Administrator agreed that the current definition in the Township’s Zoning Ordinance of a “Family” under section 155.005.B, is obsolete and should be amended.

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C: Definition of “Family” within the Kochville Township Zoning Ordinance:

They propose the following language to the Planning Commission for consideration:

“Family – A person living alone, or any of the following groups living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities: 1) any number of people related by blood, marriage, adoption, guardianship, or duly-authorized custodial relationship; 2) two unrelated people; 3) two unrelated people and any children related to either of them; 4) not more than six persons who are: a) residing in a State-Licensed Residential Facility per provisions set forth in the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), or b) “handicapped” as defined in the Fair Housing Act. This definition does not include persons currently illegally using or addicted to a controlled substance. Family does not include any society, club, fraternity, sorority, association, lodge combine, federation, coterie, or like organization; any group of individuals whose association is temporary or seasonal in nature; any group of individuals who are in a group living arrangement as a result of criminal offenses.”

There was discussion among the Planning Commission members, Ms. Traxler, and Mr. Dier on the proposed definition of a family. Number 2 was discussed on raising the number to 3 or 4 unrelated people from 2.

Ms. Traxler is going to research the census background for some additional information on # of bedrooms in our homes. She will send out the information, and then we can finalize the definition of a family and hold a public hearing in July.

Other Business: Tony Dier, Planning, stated that the Township had received a site plan application for Saginaw Pattern, 1622 E. Champagne Drive. They are requesting to add an additional parking lot located to the east of the proposed addition. They are also requesting to add a 10,000 square foot building.

Comments from Staff/Commission: Mrs. Ferrell reminded everyone of the Township Board meeting which will be held on Monday, June 15th at 7pm.

Adjourn: Next meeting July 13, 2015: Mr. Jackson made a motion to adjourn. Seconded by Chair Kiss. Motion carried.

Respectfully submitted,

Rhonda Ferrell, Secretary