

*Approved*

**Melrose Township Planning Commission Minutes  
Melrose Township Hall  
Regular Meeting of November 24, 2014**

**I. CALL TO ORDER / ROLL CALL**

**A. Call to Order:** Vice-Chair Bart Wangeman called the meeting to order at 7:01 PM.

**B. Members present:** Bart Wangeman, Bob Marquardt, and Phyllis Cotanche.

**C. Members absent:** Tony Pizii.

**D. Staff present:**

Zoning Administrator Randy Frykberg and Recording Secretary Tom Mackie.

**II. APPROVAL OF AGENDA**

The meeting agenda was approved by consensus.

**III. APPROVAL OF MINUTES**

Bob Marquardt motioned, Phyllis Cotanche seconded, to approve the July 28, 2014 regular meeting minutes as presented. All Ayes, motion carried.

**IV. NEW BUSINESS - None**

**V. UNFINISHED BUSINESS**

**A. Master Plan Discussion - Future Land Use (Chapter 7)**

Using a computer projection, Randy displayed draft #9 of Chapter 7, "Future Land Use Recommendations." He explained the importance of using general concepts to measure future development proposals and noted chapter 7 is the culmination of our earlier efforts. By consensus, the Planning Commission agreed to proceed with a detailed review of draft # 7.

Bob noted that nearly half of our existing AG parcels are non-conforming, as they do not meet the minimum lot size of 10 acres. Randy indicated this is why we are now proposing a transitional zone to bridge the gap between Residential and Agricultural parcels.

Bart suggested the list of commercial use examples in the Village Land Use category on page 7-2 be expanded to include a lodging type category, using terminology consistent with existing Zoning Ordinance language. Bart also suggested a more-generalized phrase as an alternative to "strategically placed sidewalks" that would include other walkable aspects.

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For the Business Category on page 7-2 Bart noted the area described as "in the vicinity of the intersection of Washburn, Old State, and M-75" is repeated in the same paragraph. Following discussion we determined the first instance should be deleted.

The Waterfront Low Density Residential category was reviewed with no changes offered.

The last sentence of Medium Density Residential describing the intent for a maximum density of 3 dwelling units per acre unless public sewer becomes available, was discussed at length. This sentence will be flagged for future discussion.

The new Transitional Residential Land Use Category was reviewed and discussed with no changes offered.

In the Farm-Forest category, Bart recommended adding "where appropriate" to the sentence, "One means to accomplish this ...". Randy suggested we adopt the term Farm-Forest instead of Agricultural, as this better represents the current land use.

Bart questioned the provision for single-family homes in the Resource Conservation/Parkland land use category. Randy noted that some of this property may be offered for sale by the state and thus this type of parcel may someday include structures.

Randy agreed to expand language in the Rural Residential Conservation Design land use category to better define density and clustering.

Bob suggested a future meeting include a review of everything covered so far.

**VI. OTHER COMMUNICATIONS / REPORTS - None**

**VII. PLANNING COMMISSIONER COMMENTS**

Bob reported the effort to develop a snowmobile trail to the village seems to be on hold. He's not sure why, given the progress made so far and the understanding that the bridge has already been ordered.

**VIII. CITIZEN COMMENTS - None**

**IX. NEXT MEETING - Scheduled for January 23, 2015.**

**X. ADJOURNMENT - The meeting was adjourned at 8:20 PM.**

Prepared by:

Planning Commission Approval by:

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Tom Mackie, Recording Secretary

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Tony Pizii, Chair

Copies: Melrose Township Board, Planning Commission Members, Township web site