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**Melrose Township Planning Commission Minutes  
Melrose Township Hall  
Regular Meeting of June 27, 2016**

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

**A. Call to Order:** Chair Bart Wangeman called the meeting to order at 7:02 PM.

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

**C. Members absent:** Mike Fortune.

**D. Staff present:**  
Zoning Administrator Randy Frykberg and Recording Secretary Tom Mackie.

**II. APPROVAL OF AGENDA**

The proposed meeting agenda was approved by consensus.

**III. APPROVAL OF MINUTES**

Bob Bourassa motioned, Bob Marquardt seconded, to approve the May 23, 2016 regular meeting minutes as presented. All ayes, motion carried.

**IV. UNFINISHED BUSINESS**

**A. Continued Discussion of "Transitional Zone" District.**

Bart introduced the agenda item, noting our decision at the May 23rd meeting to focus tonight's discussion on potential uses allowed in a transitional zone rather than lot sizes. Randy then explained a use regulation comparison spreadsheet (Transitional, R-2, and Ag) included in the Planning Commission packets. He asked everyone to consider allowing Accessory Dwelling Units (A.D.U.) in the transitional zone without the need for common walls. Current regulations allow an A.D.U. in R-2, but require they share a common wall with the primary dwelling.

Randy also noted the Ag district allows a "Non-residential" storage building, but suggested defining this type of structure as a "Personal storage building" in the transitional zone. This would clarify the use as a non-commercial space that could not be rented to an outside party. This was always the intent in Ag but Randy suggested the new definition is more clear.

Bob Marquardt expressed concern the creation of a new transitional zone may actually increase the number of ZBA appeals, contrary to our goal of reducing them. Randy suggested the reduction of non-conforming lots resulting from a rezone to the new

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transitional district should reduce the number of ZBA appeals; however, some additional appeals may happen.

Bart expressed agreement with Randy's suggestion to include "Plus all other uses permitted in R-2" in the list of permitted uses for the transitional district. But he also expressed concern for allowing A.D.U.'s without the requirement they share a common wall with the primary dwelling. He suggested this could lead to unintended consequences and noted the original language in the R-2 district was intended to address the concept of aging in place.

Bart also expressed agreement with allowing the raising of crops, but not livestock, and asked if we should include the Ag district's provision allowing roadside stands to sell crops raised on site. Randy noted this is allowed under the Right to Farm act and doesn't believe it needs to be included in the zoning ordinance. Randy also suggested including other uses **AS** permitted in the R-2 district to clarify these uses are regulated in the R-2 language. Phyllis questioned what specifically would be included in the definition of "Livestock," and asked if chickens would meet this description. Bart responded this is something we need to discuss at a future meeting.

Randy noted the proposed floor area in the transitional zone is 720 square feet and suggested we consider adding a minimum dwelling width of 20 feet to the Transitional Zone Worksheet to preclude the use of old-style 12 foot by 60 foot trailers.

V. **NEW BUSINESS** - None

VI. **OTHER COMMUNICATIONS / REPORTS**

Randy reported final paving for the M-75 highway improvement project in the village should be completed by Friday.

VII. **PLANNING COMMISSIONER COMMENTS** - None.

VIII. **CITIZEN COMMENTS** - None.

IX. **NEXT MEETING** - Monday, July 25<sup>th</sup>, 2016

X. **ADJOURNMENT** - The meeting was adjourned at 8:30 PM.

Prepared by:

Planning Commission Approval by:

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Tom Mackie, Recording Secretary

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Bob Bourassa, Secretary

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