

**Melrose Township Planning Commission Minutes
Melrose Township Hall
Regular Meeting of October 24, 2016**

I. CALL TO ORDER / ROLL CALL

A. Call to Order: Chair Bart Wangeman called the meeting to order at 7:02 PM, and welcomed new Planning Commission member Sue Barr.

B. Members present: Bart Wangeman, Phyllis Cotanche, Bob Bourassa, and Sue Barr.

C. Members absent: Bob Marquardt (excused).

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

Phyllis Cotanche motioned, Bob Bourassa seconded, to approve the September 26, 2016 regular meeting minutes as presented. All ayes, motion carried.

IV. UNFINISHED BUSINESS

A. Continued Discussion of Possible Zoning Ordinance Amendments

Bart noted the idea of a new "Transitional zone" has been a topic of several recent meetings and is still in the discussion phase. Randy described the concept as envisioned in the Master Plan of 2015, and emphasized our current large jump in minimum lot size from the Residential district (1/3 acre) to the Ag district (10 acres).

Randy then reviewed some of the issues we've discussed as this concept has developed. A Use Regulation Comparison Chart was provided to show current allowed uses in R-2 and Ag, along with those uses proposed for a new transitional district. The new district would be assigned to a specific list of smaller parcels that are currently zoned Ag but are more suited for residential use due to their size, proximity to existing residential parcels, current use, and other factors that make them incompatible with standard agricultural uses.

We then discussed how a new transitional zone would be implemented. All existing uses on affected parcels would be grandfathered, but new uses would have to conform with district regulations. Because the minimum lot size for a new transitional district would be reduced (from 10 acres to a currently anticipated 4 acres), the number of parcels eligible for splits would increase. The number of existing parcels that do not conform to minimum lot size requirements would be reduced.

V. **NEW BUSINESS** - None

VI. **OTHER COMMUNICATIONS / REPORTS**

Randy noted the north end of State Street is presently zoned General Business, although several parcels are currently used for residential purposes. This use is grandfathered but cannot be expanded or further developed. The nearby former Ingalls Store on US131 is another example. A proposal to expand the residential use of this property could not be approved as it is zoned for business use. He suggested we review these areas to determine if the current zoning is appropriate, and if the current exclusion of residential uses is desirable.

Randy reminded everyone that Charlevoix County is conducting another Planner's Forum on November 9th. Some of the topics to be covered include: Enforcement challenges; Sign regulations; and Tiny houses. Bart and Bob have already registered.

Randy reported a new state law now requires enactment of a local licensing ordinance if a community desires to allow a large medical marijuana facility.

Randy led a review and discussion of conflict-of-interest language included in our by-laws.

VII. **PLANNING COMMISSIONER COMMENTS** - None

VIII. **CITIZEN COMMENTS** - None.

IX. **NEXT MEETING** - Monday, November 28th, 2016

X. **ADJOURNMENT** - The meeting was adjourned at 8:38 PM.

Prepared by:

Planning Commission Approval by:

Tom Mackie, Recording Secretary

Bart Wangeman, Chair

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