

**Melrose Township Planning Commission Minutes
Melrose Township Hall
Regular Meeting of September 24, 2018**

I. CALL TO ORDER / ROLL CALL

A. Call to Order: Chair Bart Wangeman called the meeting to order at 5:32PM.

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

C. Members absent: Bunny Marquardt (Excused)

D. Staff present:

Zoning Administrator Randy Frykberg, Recording Secretary Tom Mackie.

II. APPROVAL OF AGENDA

The Tentative Agenda was approved by consensus.

III. APPROVAL OF MINUTES

Bob Bourassa motioned, Sue Barr seconded, to approve the August 27, 2018 regular meeting minutes as supplemented. All ayes, motion carried.

IV. NEW BUSINESS

A. Country Club Waterfront Overlay District Application

Bart noted neither the applicant or a representative is present at this meeting. Randy suggested the proposal represents an improvement to the property and appears to meet all zoning requirements and could be considered now unless there are serious concerns or questions that only the applicant could address. Phyllis stated she would prefer to have a representative present, noting we have tabled applications in the past when no representative was available.

Bart noted the application does include topographical information for the property's current configuration, but the conceptual drawings provide no information on how this may be altered. Additionally, the 50-foot waterfront setback is not identified on any drawing.

Randy attempted to contact both the applicant and Landscape Architect by phone, without success. The application will be tabled until Randy can contact them to determine how they wish to proceed.

B. Discussion – Possible Solar Regulations

Randy noted the Planning Commission had previously expressed interest in discussing potential regulations for massive solar energy farms. To aid in this discussion he has included language from Acme Township's zoning ordinance in this month's information packet.

Bart suggested we need to consider whether a massive solar energy farm fits with our Master Plan. Phyllis stated such a use would depend in great part on where it would go and how it fits with our goal of maintaining the rural character of our township. Bart noted the Acme Township regulations provide for this use in commercial districts and suggested this may not be appropriate for us. Randy agreed to contact the Charlevoix County Planning Department for additional ideas.

Bart noted we already address Wind Turbine Generators in our Zoning Ordinance and there may be common ideas to consider. He also stated this should be a long-term project.

V. **UNFINISHED BUSINESS** - None

VI. **OTHER COMMUNICATIONS / REPORTS** - Randy reported our proposed zoning ordinance amendment transitioning Agricultural parcels to Farm & Forest was approved at the last Township Board meeting. With the required publication also completed the new language became effective today. He identified the three major changes as; all Ag parcels would now be identified as Farm & Forest, the minimum lot size is now 5 acres, and front footage requirements only apply to parcels on a public road.

VII. **PLANNING COMMISSIONER COMMENTS** - None

VIII. **CITIZEN COMMENTS** – Called for with none offered.

IX. **NEXT REGULAR MEETING** –Monday, **October 22, 2018** at **5:30 PM** unless a special meeting is scheduled for the Country Club's Waterfront Overlay application.

X. **ADJOURNMENT** - The meeting was adjourned at 6:05 PM.

Prepared by:

Planning Commission Approval by:

Tom Mackie, Recording Secretary

Sue Barr, Secretary

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