EMMET COUNTY PLANNING COMMISSION
THURSDAY, September 1, 2005 - 7:30 P.M.
COMMISSIONERS BOARD ROOM
EMMET COUNTY COURTHOUSE
200 DIVISION STREET
PETOSKEY, MI 49770

MINUTES

MEMBERS PRESENT: J. EBY, Chairman, K. DERROHN, J. JONES, K. ALEXANDER, J. SCOTT, D. LAUGHBAUM, S. ANDERSON, R. LETZMANN

ABSENT: R. SUMMERS

STAFF: B. MICHALEK, A. LAAD, T. DOERNENBURG

VISITORS: Alyce Conrad, David Pierce, Sally Pierce, Tim Magyar, Jim Young, Alan Granger, Jere Johnston, Bryan Nolan, Dale Scott, Denise Simon, Pam Mish, Jackie Pieffer, Eric Schwartz, Martin Flynn, Jack Flynn, John Hagen, Jim Malewitz, Reg Witcomb, Lyn Denning and others.

I Call to Order and Attendance
Acting Chair Derrohn called the meeting to order at 7:30 p.m. All members were present except Summers and Eby. Eby arrived at approximately 7:45 p.m.

II Minutes of August 4, 2005
Jones made a motion to approve the minutes of the August 4, 2005 meeting as printed. Letzmann supported the motion which passed by unanimous voice vote.

III Cases

1. Case #51-05 Emmet County Planning Commission, MIXED USE PUD-1 PRELIMINARY MASTER PLAN, three parcels located on E. Mitchell Road, Section 4, Bear Creek Township

A request by Emmet County Planning Commission for a Preliminary PUD-1 Master Plan Review on all or part of three parcels Zoned B-2 General Business on the north 180 feet and R-1B One Family Residential on the south portion. The request is to allow B-2 uses on the properties which will include two gasoline stations with grocery/convenience stores, and a retail sales building. The parcels are located at the southeast corner of the intersection of E. Mitchell Road and Orchard Ridge Drive at 2394 and 2430 E. Mitchell Road, with the third parcel being of 12 feet in width located between them and owned by Duane and Wanda Graham. All three parcels are located in Section 4, T34N-R5W, Bear Creek Township. The review is per Article XVIII, PUD-1 Planned Unit Development of the Emmet County Zoning Ordinance.

Michalek explained the request, made by Emmet County, as a result of discussion and direction from the previous Planning Commission meeting, for a Preliminary PUD-1 Mixed Use, on property located on East Mitchell Road, east of Division Road in Bear Creek Township. The proposal is for two gas stations, convenience store, grocery store and a retail business. There had been a discrepancy in site plans which lead to the discovery of a 12' parcel which is located between properties thought to be adjoining. Staff prepared the legal notice and advertised for all three parcels, the Pieffer parcel, the Alpena Wholesale parcel and the 12’ parcel between the two. Michalek explained the preliminary PUD request to allow for 2 gas stations and an office building. The Preliminary PUD would include all three parcels.
Scott asked if the property owners were consulted prior to advertising for the PUD as one legal notice? No, it was a staff decision, based on the previous meeting discussion. Response from applicants has been mixed.

Jere Johnston stated that Alpena Wholesale is in the process of purchasing the 12’ parcel.

Jim Malewitz stated that his client (Mr. Pieffer) was not in favor of combining the properties for one PUD. He stated that he does not understand how staff can proceed without a motion from the Planning Commission. Letzmann stated that it is common for staff to create legal notices in this fashion. Scott stated that he felt it was the direction given by the Planning Commission adding that if the PUD’s were separate, then there is the 50’ perimeter setback that could be required between the two, leaving a 100’ area between the two. There was discussion regarding the procedures.

Jones made a motion to approve Case #51-05, Preliminary Mixed Use Planned Unit Development-1 (PUD-1) on properties located at 2394 and 2430 E. Mitchell Road and the 12’ parcel between the two because the B-2 use would locate on the existing underlying B-2 General Business Zoning District part of the sites (north half), the Bear Creek Township Master Plan illustrates the sites as commercial and the County Master Plan shows “Compact Development”, the convenience stores are permitted as primary uses and fueling services are permitted as Special Approval Uses (SUP), the PUD can regulate potential nuisance features such as the arrangement of uses, transition features, outdoor lighting and signage and there is 160 ft. of distance between the B-2 General Business District and the adjoining single family development, which serves as a transition resource (landscaping, berms, fences, other uses). Scott supported the motion which passed on the following roll call vote: Yes; Jones, Scott, Anderson, Derrohn, Alexander. No; Letzmann, Laughbaum. Absent; Eby, Summers.

2. Case # 175A-77 Dan Pieffer, FINAL, MIXED USE, PUD-1 MASTER PLAN & SITE PLAN REVIEW, gas station, drive through convenience store and retail sales, 2430 E. Mitchell Road, Section 4, Bear Creek Township

A request by Dan Pieffer for a Final Mixed Use PUD-1 Master Plan and Site Plan Review for the property tax parcel number of 24-01-19-04-200-012, located at 2430 E. Mitchell Road. The review is per Article XVIII, PUD-1 Planned Unit Development of the Emmet County Zoning Ordinance.

Michalek explained the request for a Final Mixed Use PUD-1 Master Plan using the Final Site Plan. The property is zoned B-2 in the front and R-1B in the rear half of the property. The entrance ways have been approved by the Emmet County Road Commission. The gas station and drive thru convenience store is proposed in the B-2 portion of the property and a retail store at the rear of the property. There is a future addition shown on the south commercial building which is shown to extend to meet a 10’ setback if the adjacent property is approved for a PUD.

Jim Malewitz explained that there is no change to the overall plan. Malewitz explained the changes made since the previously approved plan.

No comments have been received from any neighbors since the re-notification.

Doernenburg reminded of the previous motion which included conditions regarding the building design. There was discussion regarding the previous motion and approval. The site plan lists allowed uses.

Anderson made a motion, supported by Scott, to approve Case #175A-77 a request by Dan Pieffer for Final Mixed Use PUD-1 and Site Plan for tax parcel number 24-01-19-26-200-012, with the following conditions:

1. All Principal Uses Permitted in the B-2 General Business District as per Section 1000 be allowed up to a depth of 200 feet from the North property line, with allowance for a community trail through the property in the future, either in the front setback or elsewhere on the property.
2. The uses permitted in the southern portion of the property zoned R-1B One Family Residential District be restricted to uses listed in the B-1 District under Section 900-Paragraph 1, 2, 3 and 5 and Section 901-Paragraph 3, but limited to the following specific uses:

A. Administrative, professional, medical, governmental, and sales offices.

B. Bank and financial institutions (Non drive-thru)

C. Personal service establishments which perform the following services: shoe repair, tailors, hairdressers, barber shops, beauty salon, art studios, physical exercise, self service Laundromat, mini-storage, photography studios.

D. Offices and showrooms of plumbers, electricians, decorators, designers, carpet/floor coverings, furniture sales, lighting centers, or similar trades.

3. Maintain a minimum of fifty (50) foot perimeter setback on the east side of the southern part of the property (zoned R-1B) and a ten (10) foot setback on the east side of the southern part of the property if the adjacent property is approved for a Final PUD.

4. Approximately 55 feet of driveway shall be permitted in the east and west side 50' setbacks with the permission to have up to five (5) parking spaces on the west side in the R-1B zoned portion as shown in the site plan dated 07-29-05.

5. Provide a minimum of fifty (50) foot perimeter setback along the south property line.

6. A minimum of ten (10) foot perimeter setback to be provided on the east and west side of the B-2 zoned portion of the property.

7. A minimum of twenty five (25) foot perimeter setback is to be provided along the front (north) line of the property, measured from the south right of way line of Mitchell Road.

8. And subject to any other conditions stated on the Final PUD-1 Mixed Use Master Plan (Dated 07-29-05)

9. The buildings and canopies are to be designed with gabled roofs, similar to the gas station located on US-31 in the Village of Alanson.

10. Screening along the south to be increased to provide adequate screening from neighboring properties.

11. Dumpster to be adequately screened.

12. The 20' drive required to provide access to the bordering property line as shown on the Site Plan.

13. Sign & Lighting Committee review will be required for all exterior signs and lights.

the motion passed on the following roll call vote: Yes; Jones, Scott, Laughbaum, Anderson, Derrohn, Alexander. No; Letzmann, Absent; Eby, Summers.

3. Case #19B-05 Alpena Wholesale for Alpena Oil Company, Inc., MIXED USE PUD-1 FINAL MASTER PLAN & SITE PLAN REVIEW, gas station & grocery store, 2394 E. Mitchell Road, Section 4, Bear Creek Township.

A review by Alpena Oil Company Inc. for a Mixed Use PUD-1 Final Master Plan and Site Plan Review for the tax parcel number of 24-01-19-04-200-011, located at 2394 E. Mitchell Road. The review is per Article XVIII, PUD-1 Planned Unit Development of the Emmet County Zoning Ordinance.
Michalek stated that the request is for Final PUD and Site Plan Review, but staff suggested that the Site Plan be returned to Bear Creek Township for review, as was previously directed by the Planning Commission. The property is Zoned B-2 General Business on the front and R-1B One Family Residential on the rear. The request is for a grocery store and gas station on the B-2 portion of the property and the drainage is proposed on the south side of the property. There are two options for stormwater, one as presented on the current plan. The plan shows 2 retaining walls. If the 12’ parcel adjacent to the subject property is purchased, the plan may change and could be shown during Site Plan Review.

Jere Johnston stated that the plan has not changed. They expect to purchase the 12’ parcel between their property and the Peiffer property. The parking lot would be required to be graded so that the drive can access the neighboring property, if a connector is constructed. The Site Plan could change slightly to allow the interconnection.

Dale Scott asked if there are two gas stations and two grocery stores next to each other? He asked if the Master Plan addresses over saturation of business uses? It does not.

Eby arrived during discussion on the case.

There was discussion regarding the screening. Jim Young stated that there are sight distance issues for residences driving onto E. Mitchell Road from Orchard Ridge. They wish to plant screening along the access road to the residential development. They many not be able to retain the existing trees.

Scott made a motion to approve Case #19B-05, Alpena Wholesale Grocer for Alpena Oil Company for a Mixed Use PUD-1 Final Master Plan at 2394 E. Mitchell Road as presented on the Final PUD Master Plan (dated 7/28/05PZ) that will permit all B-2 General Business uses to a depth of 200’ and screening is to be provided on the west property line and the connecting road will be included between this parcel and the adjacent parcel to the east and on condition that the Site Plan be returned to Bear Creek Township for further review of architectural style and screening. Jones supported the motion which passed on the following roll call vote: Yes; Jones, Scott, Laughbaum, Anderson, Derrohn, Alexander, Eby. No; Letzmann. Absent; Summers.

4. Case #32-05 David Pierce, SPECIAL USE PERMIT - Home Occupation, 1016 Gregg Road, Section 19, Bear Creek Township

A request by David Pierce for a Special Use Permit for a Home Occupation to operate a decorating service business at 1016 Greg Road, Section 19, T34N-R5W, Bear Creek Township. The property is zoned FF-1 Farm Forest and is tax parcel number 24-01-19-19-400-026. The request is per Section 2102-12 of the Zoning Ordinance. The business is for storage of balloons and decorating supplies used off-site for special events.

Laad explained the request for a SUP, Home Occupation to allow a decorating service business on property located in southern Bear Creek Township on Greg Road. Photos of the site, a Site Plan and example of the type of accessory building proposed were shown. The semi trailer has been moved to the side of the property out of the front yard and will be removed if the home occupation is approved. The location of the building was shown. The site plan was explained. The property is zoned FF-1 and the business would be conducted in the 600 sq. ft. of the front portion of the accessory building. Neighbors concerns were regarding the semi and increased traffic. The new business plan presented by the applicant explains that the use is not to be retail, but service off-site. Some of the items in the yard will be stored in the accessory building. The Bear Creek Township Planning Commission recommended approval of the request.

Pierce explained the type of business they are proposing. They plan to deliver and meet with clients off-site. The building is for storage and to prepare decorations in the building. The style of the building will allow for decoration preparation.
Jones stated that originally the Bear Creek Township Planning Commission denied the request last month and the Township Board returned the request for the Township Planning Commission for further review. Jones felt it should be acted upon. It is not a retail store. The semi trailer will be removed. The Township Planning Commission recommended conditions which were discussed.

Conditions of approval by the Township were explained, dividing partition, sign up to 2 sq ft, no outside storage, trailer to be removed and the home occupation can be removed if the property sells as suggested by the applicant.

Jones then made a motion to approve Case #32-05 Special Use Permit for a Home Occupation for David Pierce to operate a decorating service business at 1016 Greg Road on the following conditions: 1) that a dividing partition be constructed between the business use and personal use areas, 2) that the semi trailer be removed from the property upon occupancy of the accessory building, 3) that there be no outside storage related to the business, 4) the sign of up to 2 sq. ft. is allowed without further review, 5) if the property is sold, the applicant has agreed to remove the home occupation. Anderson supported the motion which passed on the following roll call vote: Yes: Eby, Jones, Scott, Letzmann, Laughbaum, Anderson, Derrohn, Alexander. No; none. Absent: Summers.

A brief break was taken. Eby replaced Derrohn as Acting Chair.

5. Case #45-05 Friendship Township, REZONING, RR-2 Recreation Residential to FF-2 Farm Forest, Sections 1, 6, 7, 12, 13, 18, 19, 24 & 30, East side of M-119, Friendship Township

A request by the Friendship Township Board of Trustees to rezone properties from RR-2 Recreation Residential to FF-2 Farm Forest. The request is to include all or part of the properties currently zoned RR-2 Recreation Residential located between Middle Village Drive and in-line with Lacount Road and on the eastern side of M-119 Highway, excepting those properties located in the Plat of Surfwood. The rezoning includes properties located in Sections 6, 7, 18, 19 & 30 of T36N-R6W & Sections 1, 12, 13 & 24 of T36N-R7W, Friendship Township. The primary reasons for the proposed rezoning are to reduce the density and to keep the rural character of the township. Copies of the current Zoning Map and proposed Zoning Map are available for inspection at the Office of Planning and Zoning.

Michalek explained the request by Friendship Township to rezone all of those parcels beginning 400’ east of M-119 (the depth of the SR-2 Zoning District) from RR-2 Recreation Residential to FF-2 Farm & Forest. It includes only those parcels east of M-119 excluding the Surfwood development. The properties have always been zoned RR Recreation Residential. In Readmond Township, portions north of Friendship Township were rezoned to FF-2 in 1977. The property was planned in the Master Plan as Farm and Forest but zoned as RR-1 in 1973. It was changed in 1986 from RR-1 to RR-2. The reason for the request is to decrease the density. Friendship Township has held at least three public meetings. There was a person who opposed at the Township meeting. The Township Planning Commission motion was distributed. Regulation and use differences were displayed.

Dale Scott, Township Supervisor, stated that the motion approved by the Township Planning Commission is very similar to the Township Board’s motion previously submitted. Jones stated that this is the first Public Hearing and the earliest decision will be at the next meeting.

Eby asked how many parcels would be impacted? How many would be made non-conforming? The number of lots is 157. Staff was asked to provide the number of non-conforming lots that will be created and who objects and where are they located.

Alexander asked if most of the people who had concerns have been satisfied? Denise Simon stated that the biggest concern was the uses that are allowed in Farm Forest but not in Recreation Residential. The discussion at the Township did satisfy many of the concerns as the uses allowed in FF are mostly special uses.
Laughbaum asked if they considered FF-1? There was no FF-1 currently in Friendship Township. Laughbaum added that it is a large change from 88,000 sq. ft. to 22,000 sq.ft. lot sizes. Eby stated that his biggest concerns are the objections received. Michalek stated that the concerns of those objecting seem to have been addressed.

Simon stated that the Township had three town meetings on the topic. They sent letters from the Township and advertised the Public Meetings.

Michalek stated that staff notified all property owners within 300'. There have been many inquiries which have all been responded to.

Lyn Denning, Township resident, stated that she attended the Friendship Township meeting. Her questions have been answered. The meeting was well attended and she feels that those in objection have had their concerns satisfied.

The request was deferred until the next regular meeting.

6. Case #49-05 Timothy & Heidi Magyar, SPECIAL USE PERMIT, Height Modification, 6669 E. Wilderness Park Drive, Section 22, Wawatam Township
   A request by Timothy & Heidi Magyar for a Special Use Permit to allow for a height modification on a residence located at 6669 E. Wilderness Park Drive, Section 22, T39N-R4W, Wawatam Township. The property is zoned RR-1 Recreation Residential and is tax parcel number 24-15-03-22-201-017. The request is per Section 1900, note g). The height modification is proposed to allow occupancy in the cupola which extends to an average height of approximately 34.1’. The structure was approved per Section 2211 of the Zoning Ordinance.

Laad explained the request for a height modification on the residence located along E. Wilderness Park Drive in Wawatam Township. A Zoning Permit was issued for the entire structure allowing an ornamental structure to exceed the 30’ height standard, as allowed in Section 2211. The request is to allow the 34’1” portion of the residence to allow human occupancy. The request is per Section 1900, note g). The structure does not interfere with views. The parcel to the east is vacant State of Michigan land. It would not interfere with neighbors’ views.

Tim Magyar stated that he felt that he was able to occupy it, but it should not be for living purposes. He stated that it is not large enough to occupy, but it would be for observation purposes. The interior is about 11’x13’. He stated that the Township Supervisor, Roger Moore, asked for Township review. He has not received comments from neighbors. The peak height is approximately 33’.

Laad asked what the room would be for? Magyar stated that it is a nice feature for observation.

Alexander asked if others along the shoreline had requested height modifications? Magyar stated that visually, it seems that four may have. It is a safety issue, a ladder vs. a stairway for access.

The case was deferred until the next regular meeting to allow time for Township review.

7. Case #48-05 Richard Bereziuk for Dr. Charles, SITE PLAN REVIEW - Amendment, Medical Offices, 2240 Mitchell Park Drive, Section 4 (Withdrawn)
   The case has been withdrawn. No further action necessary.

8. Case #92F-95 Dare III, LLC, PUD-1 FINAL MASTER PLAN AMENDMENT, Glen Haven Drive, Section 7, Bear Creek Township
   A request by Dare III, LLC to amend a Final PUD-1 Planned Unit Development, Non-Mixed Use Master Plan for a 23.5 acre parcel bounded by Howard Road on the east, on the south by the south line of Section 7, T34N-R5W, Hagar Drive to the west and on the north by Independence Village and an east-west line paralleling and lying 810 feet north of the south Section line, all in the SE 1/4 of the SE 1/4 of Section 7, T35N-R5W, Bear Creek Township. The tax parcel numbers are
24-01-19-07-400-016, 400-017 & 400-032 and the underlying zoning is R-1B One Family Residential. The plan proposes 68 single family units, of which 13 are attached units, reflecting a conversion of 10 units. The PUD is an extension of the Glen Haven Apartments to the west. Central sanitary sewer and/or water services will be needed for the density proposed.

Michalek explained the request to modify the Final PUD Master Plan to create a six unit residential building and a 4-unit residential building, replacing single family home sites. An aerial photo and site plan of the development was displayed. There have been stormwater issues that have been addressed and are being corrected. The density will be met if sewer and/or water is available. The Township Planning Commission has recommended approval. They thought it was a good transition between the single family home sites and the multiple family units. The Township Board has not reviewed the request.

Brian Nolan, engineer for the development, stated that it separates the single family homes from the multiple family sites. There is water available on the entire site. When Glen Haven was approved, it was originally approved for 56 multiple family units, but was then changed to allow for the single family home sites. The change will have 47 multiple family units, moving back toward the original plan. The drainage system is now being maintained.

Reg Witcomb stated that they have had difficulty in obtaining sewer. They would like to keep moving forward and would like to request approval.

After some additional discussion, the case was deferred until the next regular meeting, to allow for Township review.

9. Case #50-05 Pamela Mish, SPECIAL USE PERMIT, Home Occupation, Tattoo & Body Piercing Services, 5512 E. Mitchell Road, Section 1, Bear Creek Township

A request by Pamela Mish for a Special Use Permit for a Home Occupation at a residence located at 5512 E. Mitchell Road, Section 1, Bear Creek Township. The property is tax parcel number 24-01-19-01-400-002 and is zoned FF-1 Farm and Forest. The request is per Section 2102-12 of the Zoning Ordinance and is to allow tattoo and body piercing services in the residence.

Michalek explained the request on an 80 acre property zoned FF-1 Farm Forest to allow a home occupation in one room of the existing residence. There are currently two residences on the 80 acre parcel. The home occupation would be in the residence at 5512. There is parking available for customers. There was one letter of objection received from a neighbor requesting that it be placed in a more business-like setting. There was a similar case in 1987 in an R-2B zoning district which was denied. The neighbor to the east submitted a letter of support. The use is similar to a beauty salon use. The issue of how to handle bio-waste was brought up at the Township level.

Pam Mish stated that the use would be by appointment only. She has a business card with only her phone number so that it would be by appointment only. State licensing is not required. There was discussion regarding waste.

The Township Planning Commission has reviewed the request and had concerns about the disposal of hazardous material. There were some questions regarding traffic and hours of operation.

Eby stated that it will be reviewed like a beauty salon. The case was deferred until the next regular meeting to allow for further Township review.

10. Case #33-05 Wallace Weburg for Weburg Trust, SPECIAL USE PERMIT, Land Development, Powers Road, Section 9, Littlefield Township

A request by Wallace Weburg, Executor for Weburg Trust, for a Special Use Permit per Land Development Standards to create a 26 unit site-condo development. The property borders the Village of Alanson on the east and is north of Powers Road, located in Section 9 of T35N-R4W, Littlefield Township. The property is zoned R-1B One Family Residential and is tax parcel number 24-07-17-09-400-002. The request is per Section 2102-14 of the Zoning Ordinance.
Laad explained the request on Powers Road, west of Alanson Village limit and east of a residential development. The development is quite similar to the adjacent residential development. The plan has been approved by the Road Commission. There is a 285’ greenbelt along Powers Road. There is a 20’ path from the private road to the school property and connection shown to neighboring properties on the plan. Fire Department has recommended approval.

Alan Granger, Granger and Associates, was present and stated that the walkway which was recommended along the west property line was eliminated due to neighbors’ concerns. They looked at several options and this seemed to be the best option available.

Scott stated that it makes sense to move the path to between lots 13 & 12 from the cul-de-sac to the school property. If the road is the pedestrian path, it would make sense to connect at that point.

The Planning Commission asked for building sites to be placed on the site plan, because of the topography. The plan is to pave the road in the future.

The case was deferred until the next regular meeting to allow for further Township review.

11. Case #46-05 Emmet County Planning Commission, TEXT AMENDMENT, Septage Waste

A request by Emmet County Planning Commission for a Zoning Ordinance Text Amendment as follows:

Add to Article II, Section 200 of Definitions:

“Septage waste: The fluid mixture of untreated and partially treated sewage solids, liquids, and sludge of human or domestic origin which is removed from a wastewater system. Septage waste consists only of food establishment septage, domestic septage, domestic treatment plant septage, or sanitary sewer cleanout septage, or any combination of these. Septage waste includes, but may not be limited to, sanitary waste materials extracted from individual on-site disposal systems serving homes, businesses and industries.”

Add to Article XXII, Section 2205:

Section 2205. Sanitary Provisions - Sewerage and Water Facilities. Sanitary sewer and domestic water supplies shall be constructed, installed and/or serviced as required by the applicable codes of the health service agencies having jurisdiction in Emmet County.

1. Septage Waste Storage/ Treatment

Uses associated with septage waste include hauling vehicles, storage structures and related on-site facilities. Uses associated with septage shall be permitted in FF-1/FF-2 Farm Forest and I-1/I-2 Industrial Districts by Special Use Permit, subject to review and approval by the Planning Commission and satisfying the following conditions:

a) All uses approved under this section must comply with the rules, regulations, and standards established by Federal, State, and local governing bodies.

b) The site area shall be a minimum of forty (40) acres with a minimum width of 600 feet.

c) All structural elements shall provide a minimum setback from property lines and road right-of-way lines of two-hundred (200) feet.

d) Structures used for storage of septage waste must be surrounded by an engineered berm structure and shown on site plans. The berm represented on the site plans must be certified by an engineer to contain the septage waste in the event of a catastrophic structural failure.

e) Berms, natural tree stands and/or planted vegetation may be prescribed as a condition of approval.

f) Final approval by a health agency of jurisdiction and/or a State Department/Agency responsible for authorizing the use may be a condition of final approval.

On the basis of findings at the Public Hearing, the Planning Commission may waive or modify standards b) or c) above where strict compliance is not necessary to protect the public health, safety or general welfare.

Michalek explained that next year (after October 2006), septage haulers will not be able to apply septage waste into frozen ground. They would need to develop a way to store and treat the waste. Currently the Ordinance does not allow for septage storage facilities in any zoning district. The DEQ has written a letter requesting
regulation by local units of governments. The County will not be required to regulate the quality, just places for the use. The proposed standards were explained.

Jack Flynn, explained that the facility is like a treatment plant, it would require a permanent structure which would be for holding solids until it can be applied to the fields. Eby stated that the use must be allowed somewhere.

Eric Schwartz has a property in an Industrial Park and may wish to place a facility on that property.

Letzmann stated that the standards should require a certain distance from a residence. Alexander asked about odor? Flynn stated that if it is properly handled, there should not be more issue than local treatment facilities.

John Hagen, Gourdie Frasier Associates, stated that DEQ sent out revised guidelines. The odor issue and others concerns are addressed by the DEQ.

There was open discussion regarding the proposed regulations and suggestions were made.

Staff was asked to pass along the proposal to the townships.

The case was deferred until the next regular meeting.

Letzmann left the meeting at 10:08 p.m.

IV Public Comments

V Other Business

! Case # 1L-00 – Zoning Coordinating Committee Review – Little Traverse Township
Michalek reported the request to rezone property east of S. Pleasantview Road and south of Hathaway Road from FF-1 to R-1 changing lot sizes from 80,000 sq. ft. to 22,000 sq. ft. The memo was distributed and explained.

Scott made a motion to authorize the Chair to sign the recommendation by staff. Derrohn supported, all in favor.

! Case #77K-00 - Zoning Coordinating Committee Review - Resort Township
Doernenburg explained the proposed text amendment to Resort Township's Zoning Ordinance to add standards to the Private Road Section of their Ordinance. A memo was distributed along with the proposed text changes.

Scott made a motion to authorize the chair to sign the memo and forward it to Resort Township. Derrohn supported the motion which passed by unanimous voice vote of the members present.

! Enforcement Report - Report was distributed previously, no comments.

! DPW - new locations for the recycling drop off-site will be necessary. Proposed locations were briefly explained. No action or comments were made. DPW will be contacting Bear Creek Township.

! Sub-Area Master Plan update - Laad explained the status of the Sub-Area Master Plan. A meeting is scheduled for September 21, 2005.

! Camp Pet-o-se-ga - Laad explained the revised site plan, submitted as part of the grant application supplement.
County Comprehensive Plan. Michalek gave an update on the status of the County Comprehensive Plan updates. More information will be distributed next month.

There was discussion regarding Township recommendations and review. No action.

VI  Adjournment

Eby adjourned the meeting at 11 p.m.

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James Scott, Secretary        Dated