

Wilson Township Planning Commission
Regular Meeting
November 6, 2013

CALL THE MEETING TO ORDER: Vice Chair John Mathers called the meeting to order at 6:00 PM and led with the Pledge of Allegiance.

ROLL CALL: Present: John Mathers, Aaron Nordman, Jeff Argetsinger, Mark Wuerth, Ray Guzniczak, and Mel Nowland. Absent: Jon Jasinski. Also present: recording secretary Marilyn Beebe and planner Scott McPherson.

APPROVAL OF MINUTES: **Moved** by Jeff Argetsinger to approve the minutes from the October 2, 2013 Wilson Township Planning Commission as written, **second** by Mark Wuerth. Discussion: none. **Passed by unanimous affirmative voice vote of the PC members present.**

CITIZENS COMMENTS ON NON-AGENDA ITEMS: None

NEW BUSINESS

1. Review Section 18.12 Site Plan Amendment Standards: Due to several recent site plan amendments that had minimal changes, Scott was directed to propose new Zoning Ordinance (ZO) language for minor site plan amendments.
 - Section 18.12 A. 2.: Changed “finished floor area” from 500 to 1000 sq. ft. for changes that may be made by the PC without a site plan review.
 - Section 18.12 B. 7: Changed “finished floor area” from 100 to 500 sq. ft. that a Zoning Administrator may approve without PC review.
 - Section 18.12 New #8: Added language allowing a Zoning Administrator to refer an amendment to the PC for review.
 - The PC also recommended that they be notified of any approved minor site plan amendments by a Zoning Administrator.
 - **Moved** by Jeff Argetsinger to approve the proposed language changes to Section 18.12 Site Plan Amendment Standards, **second** by Mel Nowland. Discussion: None. **Passed by unanimous affirmative voice vote of the PC members present.**
 - Scott noted that he will add a definition of “finished floor area” to the ZO.
 - A public hearing will be scheduled for the December PC meeting.
2. Sign Ordinance Regulations Review: Scott reported that the ZBA recently provided an interpretation on how LED signs should be considered according to the ZO. The ZBA determined that the key language is “direct light rays” and since LED signs don’t have direct light rays, they fall within the ZO criteria and therefore can be approved.

The PC further discussed if LED regulations should be considered (i.e. with changes in illumination – flashing or changing language). While members of the PC don’t want the ZO to be too restrictive, there was consensus that some language should be considered. Scott will provide sample language for discussion at the December PC meeting.

OLD BUSINESS

1. Perpich / Boyne Brake: Scott has issued another citation to Boyne Brake. Mr. Perpich has his parcel for sale. The number of used tires continues to increase.

OTHER COMMUNICATIONS / REPORTS

1. Planner and ZA Report : Submitted and discussed.

2. John Mathers expressed his concern with the deteriorating township road conditions. Mark Wuerth commented that he recently talked to the new foreman at the Road Commission who was very open to attend any meeting to respond to questions and concerns about roads in Charlevoix County.
3. Jeff Argetsinger reported that a uniform township fireworks ordinance will be the topic at the next MTA chapter meeting the end of November.
4. Scott reported that Michelle Courtright (with Evangeline Township) recently contacted the assistant ZA about thoughts for a regional joint planning meeting. A communication to PC members may be sent in the near future.
5. Mark Wuerth again asked about the status of broadband and there were no updates available.

ADJOURNMENT: Moved by Mel Nowland to adjourn the meeting at 6:57 PM, **second by** Ray Guzniczak. **Passed by unanimous affirmative voice vote of the PC members present.**

Respectfully submitted,

Marilyn Beebe, Recording Secretary

Mel Nowland, Secretary