

ARLINGTON TOWNSHIP PLANNING COMMISSION

QUARTERLY MEETING

JUNE 1, 2016

7:03 Meeting was called to order by Chairman James Funke

Pledge of Allegiance

Commissioners present: Chairman James Funke, David Holmes, Joe Wooding, Jeff Melvin

Commissioners absent: Martha Bregger

Other attendees: John O'Connell, Ken Detzloff, Annie Davidson-Funke, Susan Bell

7:08 James Funke read the minutes from the April 6, 2016 meeting: David Holmes moved to accept the minutes as read. Jeff Melvin supported the motion. Passed unanimously.

7:14 Special use permits renewals were presented.

A. Krugler sand pit

John O'Connell reviewed use and complaints. None were cited.

David Holmes moved to approve the special use permit for the Krugler sand pit for another year.

Joe Wooding supported the motion. Passed unanimously.

B. Smith gravel pit

John O'Connell reviewed the use to date. John spoke with Trevor Smith. The pit had little use as it is only used as a back-up mine. Entrance has been properly established. No complaints.

David Holmes moved to approve the special use permit for the Smith gravel pit for another year.

Joe Wooding supported the motion. Passed unanimously.

C. Engel Farms Event Complex

This permit was initially approved in 2014 with renewal in 2015 with conditions. All requests/requirements have been met. Road commission has given their approval.

David Holmes moved to approve the special use permit for the Engel Farms Event Center for another year.

Joe Wooding supported the motion. Passed unanimously.

#### D. Todd Small Engine Repair Shop

This permit was initially approved in September 2015. The decision was made to renew it now so that it would be in sync with the other special use permits for annual renewal. No complaints to date.

David Holmes moved to approve the special use permit for the Todd Small Engine Repair Shop for another year.

Joe Wooding supported the motion. Passed unanimously.

All four special use permits will be forward to the Township Board for approval at the next regularly scheduled meeting.

#### 7:23 Public comments

The final inspection of the township hall project is coming up.

A resident couple spoke with John O'Connell prior to the meeting regarding a special use permit. John advised them on the steps to take for application.

#### 7:26 Ken Detzloff handed out and discussed the Planning Map, the Zoning Map and the Township Plan. The Planning Map is the Policy Map. More land is planned for land use that zoned for land use.

Ken stated that liberal approval of special use permits is a de facto zoning change. He stated that the zoning map is the law and that ordinances are the law. He stated that it is important to be candid with persons that are requesting a special use permit. Ken also stated that if the map does not show a parcel as commercially zoned in the land use plan, then the Board would have to change it.

When commercial use request comes in, the Board has to look at the plan. If the parcel is not zoned commercial, then it's an issue.

Ken discussed some shifts in agricultural use such as livestock farms moving to blueberry production and family farms moving to corporate farms. These moves still ensure an agricultural community.

Ken stated that the previous plan talked about being open to residential development. One acre is the minimum lot size for an agricultural zone.

Ken also discussed buffers for lakes and rivers, platted lots vs. non-platted lots, and lake association covenants

Ken stated that there is room for some expansion for commercial use while still maintaining a strong agricultural base. The M-43 corridor can be considered for expansion depending on curb cuts and other requirements. It is important that we stay proactive instead of reactive.

Ken also spoke to the industrial zoning that is in place north of Bangor on the Kaufman plat.

8:10 David Holmes moved to adjourn. Joe Wooding supported the motion. Meeting adjourned.

Respectfully submitted,

Jeff Melvin