

**MINUTES
PARK TOWNSHIP
PLANNING COMMISSION**

Park Township Hall
52 152nd Street
Holland, MI 49418

Regular Meeting
October 10, 2018
6:30 P.M.

CALL TO ORDER:

Chair Pfof called to order the regular meeting of the Park Township Planning Commission at 6:30 P.M., held in the Township Hall at the Park Township Office.

ATTENDANCE:

Present: Jeff Pfof, Rosemary Ervine, David Kleinjans, Denise Nestel, Dennis Eade, Diana Garlinghouse

Absent: Terry DeHaan

Staff: Gregory Ransford, Staff Planner; Dan Martin, Legal Counsel

Ervine moved, supported by Garlinghouse, to approve the agenda as presented.

Voice Vote:

Ayes 6, Nays 0. Motion carried.

APPROVAL OF MINUTES:

Nestel noted several corrections on pages 2, 3, 4, 5, 6, 7, and 8

Ervine moved, supported by Kleinjans, to approve the Regular Meeting Minutes of September 12, 2018 as corrected.

Voice Vote:

Ayes 6, Nays 0. Motion carried.

NEW BUSINESS ITEMS:

A. Section 38-490 – Accessory Uses, Keeping of Poultry

Ransford explained that the zoning ordinance allows for the keeping of animals on certain residential properties, but clear language does not exist regarding the administration of poultry. Previous Zoning Administrator, Ed de Vries, created his own list of review standards to create consistency but it is more appropriate to establish those standards within the zoning ordinance. Ransford recommends that the Planning Commission consider adoption of zoning ordinance language to regulate the keeping of poultry.

Manager Fink confirmed the need for zoning ordinance language.

General discussion was held regarding attributes of keeping poultry including, free range, rodent issues, general nuisances, people wanting to know where their food comes from, etcetera.

Direction was provided to Ransford to draft sample language based on the standards currently used by the township.

B. Chapter 18 – Land Divisions and Subdivisions

Ransford presented four concerns from previous Zoning Administrator, Ed de Vries, regarding the content of Chapter 18. They included, easements for dead-end streets, the definition of block, public hearing requirements, and general compliance with the Land Division Act.

Pfost discussed past issues with the definition of block.

Discussion was held whether to remove the definition of block, the length of blocks, and options for variance.

Consensus was reached that no action is necessary for the definition of block.

Kleinjans suggested that the language regarding easement for dead-end streets needs correction. Martin agreed that it should be revised to state the “Ottawa County Road Commission.”

Direction was provided to Ransford to revise the language regarding dead-end streets, to add language regarding the public hearing requirement, and review Chapter 18 in its entirety for consistency with the Land Division Act.

C. Tree Preservation Ordinance discussion

Ransford presented tree preservation for discussion given recent site activity and because of historic conversations of the Planning Commission and township in that regard. Martin discussed examples from Grand Haven Charter Township, options for language, and whether the Planning Commission should consider language for right-of-way corridors or the entirety of the township.

General discussion was held regarding tree removal. Consensus was reached to continue discussion at a future meeting.

OLD BUSINESS ITEMS

D. Condominium Language

Nestel noted that she would like more opportunity to review the language and for Martin to review it further related to the Condominium Act. Martin will conduct a review and provide comparison documents of subdivisions and condominiums.

Consensus was reached to continue discussion at the November meeting.

PUBLIC COMMENT

Pfost opened Public Comment at 8:35 P.M

There was no comment

Pfost closed Public Comment at 8:36 P.M.

ANNOUNCEMENTS

1 – NHP Update – Manager Fink noted that progress is slow as a result of numerous priority items.

2 – Airport Overlay – Manager Fink reported that staff will prepare ordinance language and an approach plan in the next month or so for the Planning Commission to review.

ADJOURNMENT

Ervin moved, supported by Kleinjans, to adjourn the meeting at 8:45 P.M.

Voice Vote:

Ayes 7, Nays 0. Motion carried.

Respectfully submitted,

Gregory L. Ransford

October 17 2018

APPROVED: October 25, 2018