

April 22, 2015

The Portage Township Planning Commission April 22, 2015 meeting was called to order by acting chairperson Ted Soldan at 7:02 PM. Present were Ted, Dave Rulison, Dean Latendresse, Melanie Kueber Watkins, John Ligon, and Peggy Anderson. Guests John Ollila, Andrew Kemper, Bill Bingham, Pat Coleman and Bruce Petersen were also present (see attached.)

The meeting was turned over to Pat Coleman, who presented the commission with an agenda (see attached.)

After working through the items on the agenda, the meeting was opened for discussion. Township board member Bill Bingham expressed concern about some language limiting plant start-up hours for the Valley View Quarry. The commission countered that the language in the proposed ordinance was taken from the consent agreement. Bingham also suggested that the proposed rezoning of the old REA property be left as rural residential. The commission agreed with this suggestion and the change was made.

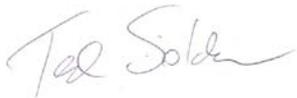
Board member Andrew Kemper expressed his view that the amount of information required for the site plan has increased from the previous ordinance to the proposed one. He was concerned that the information required was so lengthy and detailed that it will add significant costs and upfront time to building projects. A great deal of discussion ensued, and in the end the commission decided to leave the wording the same.

Board member John Ollila suggested wording be added to the ordinance that limited the use of truck bodies as storage buildings. After a great deal of conversation, it was decided to leave the ordinance as it was originally on this issue.

The next meeting will be an informational meeting with the members of the planning commission and any property owners (who will be notified by mail) affected by the proposed rezoning of the M1 (mixed use) in the township. It was scheduled for May 6, 2015 at 7:00 at the township office.

A motion was made to adjourn at 8:55 pm by Soldan, seconded by Latendresse, and passed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ted Soldan".

Ted Soldan, Secretary

Planning Commission 4/22/15

1. TED Soldan
2. Dean Latendresse
3. ANDREW KEMPNEY
4. Bill Bingham
5. Pat Coleman
6. Peggy Lu Anderson
7. John Ligon
8. Bruce Pittsman
9. Jefferys
10. Dave Rubenstein
11. Melanie Watkins

**Charter Township of Portage
Joint Township Board & Planning Commission Meeting
April 22, 2015
7:00 pm**

Agenda

1. Call to order
2. Review updates from March 25, 2015 Planning Commission meeting
3. Township Board member comments
4. Discussion
5. Set dates for Planning Commission meeting with proposed zoning change property owners and public hearing.
6. Adjourn

Additional updates/changes/additions to the draft zoning ordinance dated February 9, 2015 by the Planning Commission at the meeting held on March 25, 2015

New/revised definitions:

Home Occupation

A commercial activity, whether for profit or otherwise, carried on by an occupant of a dwelling unit as a secondary use which is clearly subordinate and incidental to the use of the dwelling unit as a residence, and does not alter the exterior of the property or affect the residential character of the neighborhood.

Kennel

Any premises where domestic animals, such as dogs and cats, are confined, boarded, trained, treated, or groomed for compensation or bred or raised for sale purposes.

North of 45 note: added the following definitions:

Tiny House

A dwelling of less than 500 square feet that is used on a seasonal or year round basis, and that otherwise meets all zoning, sanitary and occupancy codes.

Greenhouse

A building or structure constructed chiefly of glass, glasslike or translucent material, cloth, or lath, which is devoted to the protection or cultivation of flowers or other tender plants.

3.4 FF FARM AND FOREST DISTRICT

Made Greenhouses a Permitted Use (page 26-27)

3.5 RUR RURAL RESIDENTIAL DISTRICT (page 28-29)

Made *Kennels* a Permitted Use

Made *Greenhouses* a Permitted Use

4.6 DRIVEWAYS (page 53)

All driveways installed, altered changed, replaced, or extended after the effective date of this Ordinance shall meet the following requirements:

- 1. *Openings for vehicular ingress and egress shall meet Houghton County Road Commission and MDOT requirements.***

12.5 ENFORCEMENT (page 97)

d. Penalties - Every person, corporation, or firm who violates, disobeys, omits, neglects, or refuses to comply with any provisions of this Ordinance or any permit, license or exception granted hereunder, or any lawful order of the Zoning Administrator, **Zoning** Board of Appeals or Planning Commission issued in pursuance of this Ordinance shall be guilty of a misdemeanor. ***Upon conviction thereof before any court of Houghton County, the violator shall be punished by a fine not to exceed Five Hundred and 00/100 (\$500.00) Dollars plus court costs, or by imprisonment not to exceed ninety (90) days or both. Every day that such violation continues shall constitute a separate and distinct offense under the provisions of this Ordinance. Nothing in this section shall exempt the offender from compliance with the provisions of this Ordinance. The imposition of any sentence shall not exempt the offender from compliance with the provisions of this Ordinance.***