

**PLANNING COMMISSION
REGULAR MEETING**

February 8, 2016

4884 W. Curtis St.

MEMBERS PRESENT:

Arthur Brood
Kathy Noel
Barbara Hampton
Carolyn Hall

MEMBERS ABSENT:

John Kane

Also present Brian Lavey, Cloverland Electric Rep., Jim Moore, Herman Calkins, and Judy Wright.

CALL TO ORDER:

Chairman Brood called the meeting to order at 6:30 PM

#1 MOVED: by Kathy Noel, second by Carolyn Hall, to approve the agenda with the addition of discussion of meeting time and questions from Cloverland Electric representative. Motion carried.

#2 MOVED: by Barbara Hampton, second by Kathy Noel to approve the minutes of the January 11, 2016, meeting. Motion carried.

OLD BUSINESS:

Master Plan – The draft of the Master Plan is ready for the Township Board to review.

Ordinance #1.116 Solid Waste Collection – Several questions were discussed in relation to the penalties (fines) in Section 902, such as: who would issue the tickets; how is the money collected; can the fines be put on the water bill. Any references to publication notices (Section 1101) should be updated to state that appropriate media will be used in accordance with current laws. It was decided at the previous meeting that language should be added to section 504 detailing when containers are to be removed from curbside. Trustee Noel developed the following: “All Solid Waste Containers must be removed from the collection location promptly after collection takes place, and relocated/stored in accordance with Section 504 above. In no case shall Solid Waste Containers, of any description, remain at the collection location later than Midnight on the day of collection.”

Ordinance #1.110 Garbage & Litter Control – The next to the last paragraph in Section 4 needs to be changed to “Receptacles must be placed at curbside no earlier than *7:00 pm on the day before collection.*” from “Receptacles must be placed at curbside no earlier than *5:00 am on the day of collection.*” to be consistent with Ordinance #1.116. Also, Section 10 should be changed to reflect the same penalties as provided in Article IX, Sections 901-905 of Ordinance #1.116, for consistency.

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NEW BUSINESS:

Cloverland Electric – Mr. Lavey presented a preliminary site plan for the construction of a replacement substation near the location of A & L Iron & Metal on Kincheloe Drive. The setbacks in the light industrial zoning district were discussed.

#3 MOVED: by Carolyn Hall, second by Barbara Hampton, to allow Cloverland Electric to proceed with plans for substation construction based on the location on the preliminary site plan, given that the mechanical structures will be within the fenced area as indicated. Structures within the fenced area will adhere to setbacks of 75' from front property line, 50' from both the side and back property lines, and a maximum height of 35'. Motion carried.

Meeting Time – Beginning in March, the airport is adopting a new schedule that may make it impossible for Carolyn Hall to attend the Commission meetings. After a brief discussion it was decided to keep the same meeting time, subject to change at a future date.

PUBLIC COMMENT:

None

ADJOURNMENT:

There being no further business the meeting was adjourned at 7:45 PM.

John A. Kane, Secretary

Minutes taken & typed by Judy Wright