**HOMESTEAD INLAND JOINT PLANNING COMMISSION - REGULAR MEETING**

**November19, 2019**

**6:00PM**

**HOMESTEAD TOWNSHIP HALL**

**1. Call to order** by Chair Sandman

 a) Pledge of Allegiance was recited

b) Roll Call

Present: Vice Chair Clark, Member Durkee, Member Huffman, Member Macchioni, Member Mead, Member Miller, Chair Sandman, Member Thomas, Member Turmel.

**2. Agenda**

 a) Additions – N/A

 b) Approval

***Motion*** made by Miller to approve the Agenda as presented second by Clark.

 Ayes – All Nays – None Motion carried

**3. Approval of previous minutes** October 16, 2019

***Motion*** made by Miller to approve the October 16, 2019 minutes as corrected second by Macchioni

 Ayes – All Nays – None Motion carried

**4. Public Input - None**

**5. Close Public Input** at 6:05 p.m.

**6. New Business**

1. PUBLIC HEARING – Special use application submitted by Falk Dorn for a short term rental at 1008 Narrow Gauge, Beulah, MI parcel #10-07-020-005-50.

Applicant stated that he built a house and would like the option to have a short term rental. It does have an access road Apple Blossom Lane off Narrow Gauge. No plans for winter rentals. Applicant showed pictures to the Commission members.

Weekly rentals

Zoned rural residential

Approval will stay with the property when it sells

The driveway is 18 ft. wide.

Long term goal is to have 3 houses on the property.

**Public Comment**

Jim Brouwer – Good Luck

Section 3.13 Standards for approval

1a. Yes 1d. Yes

1b. Yes f i. Yes

1c i. Yes f ii. Yes

1c ii. Yes

1c iii. Yes

1c iv. Yes

1c v. N/A

***Motion*** made by Durkee to approve the application based on the findings second by Macchioni.

Ayes – All Nays – None Motion passed

 2. PUBLIC HEARING – Special use application submitted by Mary and Paul Knudsen for a short term rental at 14925 Winkler Road, Beulah, MI parcel # 10-07-024-004-00.

 Applicant stated they would to take advantage of the tourist season with a minimum stay of 3 days and it would be year around.

Furnished

1 mile south of 31 off 669

Fire Dept. access

Control over renters? – Contract, screening, neighbors

**Public Comment – None**

 Section 3.13 Standards for approval

1a. Yes 1d. Yes

1b. Yes f i. Yes

1c i. Yes f ii. Yes

1c ii. Yes

1c iii. Yes

1c iv. Yes

1c v. N/A

***Motion*** made by Turmel to approve the application based on the findings second by Macchioni.

 Ayes – All Nays – None Motion carried

**7. Old Business**

a. Payment Vouchers

***Motion*** made by Miller to pay vouchers second by Durkee.

Roll Call: Ayes - Clark, Durkee, Huffman, Macchioni, Mead, Miller, Sandman, Thomas and Turmel

Nays – None Motion carried

**8. Reports**

 a. Homestead Twp Board report – Mike Mead

We are getting the finances ready for the new fire truck. We are also enlarging the drainage pond out back.

b. Inland Twp Board report – Mary Miller

Budgets are being discussed, two new hires for the Fire Dept. and there was a good turnout for the craft/vendor sale. The IPC is currently working on the Master Plan.

c. Zoning Administrator – Sara Kopriva

Construction is slowing down so the permits are tool

**9. Open Public Comment**

Jim Brouwer – disappointed there was not meeting last night. The Friends of the Platte River Watershed rented the Inland meeting room

December HIJPC will be at Inland?

Close Public Comment

**10. Board go around, discussion/announcements**

Mead – Nothing to report

Huffman – gravel pit next meeting

 Kopriva – waiting on information requested, it needs to be in by December 6. There will be no meeting if there is nothing turned in.

Durkee – Will they have to reapply? The legal fees will be expensive.

 Kopriva – the applicant has money in a Trust & Agency account to cover those costs.

Macchioni – Senate bill 431 meeting last month, it is still in committee and if it does pass it will put every government body in jeopardy. Stated he was appointed to the ad hoc committee for Homesteads Master Plan as well as Mike. He has downloaded the Master Plan and is working on changes.

Turmel – Heard there was a lawsuit against St. Ambrose, what is goin on?

 Mead – No comment can be made at this time.

**11. Adjournment**

***Motion*** made by Miller to adjourn the meeting second by Clark.

Ayes – All Nays – None Motion carried

 Meeting adjourned at 7:14 p.m.

Submitted by Rose A. Wirth, PC Recording Secretary