

**Approved Minutes**

**Inland Township Planning Commission Special Meeting**

**19668 Honor Hwy. Interlochen MI 49643**

**July 17, 2023**

**1. Call to order:** @ 6:06 by Laura Turmel

**2. Pledge of Allegiance:**

**3. Roll Call:** Mari Dew, Mary Miller, Paul Huffman, Laura Turmel. Jim Weller, Zoning Administrator.  
Absent/Excused: Nellie Thomas.

**4. Public Comment:** none

**5. Approval of Meeting Agenda:** Motion made by Mary Miller, seconded by Mari Dew to approve the agenda with changes. Motion carried

**6. Approval of Meeting Minutes:** Motion made by Mary Miller, seconded by Mari Dew to approve the June 19<sup>th</sup>, 2023 Draft minutes with corrections. Motion Carried

**7. New Business:** Adam Stroven-Special Land Use Permit Application. Site Plan Review and Application review. Parcel #10-08-009-007-20

Landscaping and Excavation business. He will use the space to store the equipment needed for excavation projects and outdoor storage of some boats, campers, and trailers.

Full packet provided, including application, explanation of needs, and draft site plan with setbacks and proposed future buildings.

Adam Stroven-Special Land Use Permit Application- Parcel #10-08-009-007-20:

Article 12 - ARTICLE 12 - SPECIAL LAND USES

Section 12.4 Standards for Decisions (page 12-3)

12.4 A. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays- None Absent- Nellie Thomas

12.4 B. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays- None Absent- Nellie Thomas

12.4 C. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays-None Absent- Nellie Thomas

12.4 D. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays-None Absent- Nellie Thomas

12.4 E. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays-None Absent- Nellie Thomas

12.4 F. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays-None Absent- Nellie Thomas

12.4 G. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays-None Absent- Nellie Thomas

12.4 H. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays-None Absent- Nellie Thomas

Section 12.5 Conditions of Approval

12.5 A. Applicant must add pine trees and/or a fence for additional screening from neighboring properties if necessary. Applicant must post "Private Property" signs along the outside of the property.

Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays- None Absent- Nellie Thomas

12.5 B. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays- None Absent- Nellie Thomas

12.5 C. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays- None Absent- Nellie Thomas

Motion made by Mari Dew, seconded by Mary Miller to approve the Special Land Use permit for Adam Stroven for parcel # 10-08-009-007-20 with the following conditions: Applicant must add pine trees and/or a fence for additional screening from neighboring properties if necessary and the applicant must post "Private Property" signs along the outside of the property.

Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays-None Absent- Nellie Thomas

Motion Carried

Adam Stroven- Site Plan Review: Parcel #10-08-009-007-20:

ARTICLE 13 - SITE PLAN REVIEW Section 13.6 Criteria for Review

13.6 A. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays- None Absent- Nellie Thomas

13.6.B. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays- None Absent- Nellie Thomas

13.6 C. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays- None Absent- Nellie Thomas

13.6 D. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays- None Absent- Nellie Thomas

13.6 E. N/A

13.7 F. N/A

13.8 G.-

13.8 G 1. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays- None Absent- Nellie Thomas

13.8 G 2. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays- None Absent- Nellie Thomas

13.8 G 3. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays- None Absent- Nellie Thomas

13.8 G 4. N/A

13.8 G 5. N/A

13.8 G 6. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays- None Absent- Nellie Thomas

13.8 G 7. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays- None Absent- Nellie Thomas

13.8 H. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays- None Absent- Nellie Thomas

Motion to approve Site Plan as presented by Adam Stroven for parcel #10-08-009-007-20. Ayes- Mari Dew, Mary Miller, Paul Huffman, Laura Turmel Nays- None Absent- Nellie Thomas. Motion carried.

#### **8. Old Business: Work on finalizing changes to give to lawyers for re-writing the ordinance.**

The lawyers and the Inland Township Board will be present for the August 21, 2023, Inland Township Planning Commission meeting to discuss the changes the Planning Commission would like to make to the ordinance. Notice will be sent out to notify the public of the joint meeting.

Current topics:

Remove "Outdoor Storage" as an allowed use.

Change notification requirements from 300 ft to 1000 ft.

Move some allowed by uses by right to uses permitted with Site Plan Approval (as discussed in previous meetings).

Jim Weller will provide the Commission with a list of all of the proposed changes by August 4<sup>th</sup>.

#### **10. Reports/Discussion: None**

**11. Public input:** Jim Clark questions on the upcoming joint meeting with the Township Board.

**12. Adjourn:** Motion by Mary Miller, seconded by Paul Huffman to adjourn. Meeting adjourned at 8:00.