

Charter Township of Gun Plain
Planning and Zoning Commission
Minutes of June 16, 2010

Members present; Vogeler, Morehouse, Simons, Kellogg, VanDenBerg, Warnement, Webber

Motion by VanDenBerg 2nd Warnement to approve the minutes of may 19, 2010
All Approve

Motion by VanDenBerg 2nd Warnement to approve the Agenda as Amended, delete item C. All the Best Dogs under New Business. All Approve

Public Comment

Andy North 1169 106th-questions about rezoning property from R-2 to Commercial. It is in the fly zone path.

There have been some complaints to the Township about a gas smell and the smell from grass clippings.

Motion by VanDenBerg 2nd Vogeler to change the Future Land Use Map to coincide with the Master Plan language that the area with in the fly zone of the Airport be General Commercial Light-C-2.

Roll Call-Warnement-yes, VanDenBerg-yes, Kellogg-yes, Simons-yes, Webber-yes, Morehouse-yes, Vogeler-yes. Motion passes

We will have a Public Hearing in July to look at a request for a Rezone

Motion by VanDenBerg 2nd Warnement to close the Regular meeting and open Public meeting. All Approve

Ed and Cindy Hammond 687 Miller Rd., #03-08-021-035-21, Home Occupation, Furniture Caning Business.

Motion by VanDenBerg 2nd Warnement to Close Public Meeting and open Regular meeting. All Approve

Motion by VanDenBerg 2nd Vogeler to recommend that the Gun Plain Township Board approve the request for a Home Occupation for Ed and Cindy Hammond 687 Miller Rd., Parcel #03-08-021-035-21, for a Furniture Caning Business, Hours of operation 9:00am- 5:00pm, Monday- Friday. (See attached Home Occupation Requirements Section 17.34). All Approve

June 16, 2010 continued

Motion by VanDenBerg 2nd Kellogg to close Regular meeting and open Public.
All Approve

Motion by VanDenBerg 2nd Kellogg to close Public meeting and open Regular
meeting. All Approve

Outdoor Furnace Ordinance

Motion by Webber 2nd Kellogg to table this issue until the July meeting to review
setbacks in AG, R-1 and R-2. All Approve

Old Business

Medical Marijuana-Township Board passed a 6 month moratorium.

Communications

Letter received about Mulligan's Mug-attached

Letter sent to Alamo Township- no problem with there plan.

Other Business-none

Public-none

Board Comments

Fly Inn-going to the ZBA for a variance for a Mural on the south side of the
building.

Hy-Grade Materials-no response from Willis and Willis

Motion by Kellogg 2nd Simons to adjourn the meeting. All Approve

Typed and Submitted by D.Webber

PLEASE READ REQUIREMENTS BEFORE SUBMITTING APPLICATION.

SECTION 17.34 HOME OCCUPATION REQUIREMENTS

- OK A. No person other than the members of the family residing on the premises shall be engaged in such occupation.
- OK B. The use of the dwelling unit for a home occupation shall be clearly incidental and subordinate to its use for residential purposes, and not more than one-quarter (25) percent of the floor area of the floor on which the occupation is being conducted may be used for the purposes of the home occupation or for storage purposes in conjunction with the home occupation.
- OK C. A home occupation shall be conducted completely within the dwelling unit. The use of detached accessory buildings (garages, storage sheds, pole barns and similar structures) shall be prohibited.
- OK D. There shall be no change in the outside appearance of the structure or premises, or other visible evidence of conduct of such home occupation, and there shall be no external or internal alterations not customary in residential areas including the expansion of off-street parking areas in excess of residential standards.
- OK E. No article shall be sold or offered for sale on the premises except such as is primarily produced within the dwelling.
- OK F. A home occupation shall not create noise, dust, vibration, smell, smoke, glare, electrical interference, wireless communications interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than would normally be generated in a similarly zoned residential district.
- OK G. Signs not customarily found in residential areas shall be prohibited, however that one (1) non-illuminated name plate, not more than four (4) square feet in area, may be attached to the building, and which sign shall contain only the name, occupation, and address of the premises in the R-1, R-2 and R-3 zoning districts. Freestanding signs not in excess of six (6) square feet in area may be placed on private property in the AG district as an alternative but not in addition to a sign placed on the dwelling.
- OK H. There shall be no deliveries to or from a home occupation with a vehicle larger than a 15,000 pound truck with not more than two (2) axles.
- OK I. The hours of operation for a permitted home occupation shall be subject to Planning Commission review and shall be set in accordance with the provisions of this Ordinance and based upon the type of use proposed. *Hours*
- OK J. No outdoor display or storage of materials, goods, supplies, or equipment used in the home occupation shall be permitted on the premises.

Ed & Cindy Hammond

03-08-021-035-21

By signing this form I understand & agree to follow above requirements

687 Miller Rd

Signature

Date