

GRANT TOWNSHIP PLANNING COMMISSION

Meeting Minutes

June 16, 2022

PRESENT: Laura Rodriguez, Chair; Edith Elsenheimer, Brian Heminger, Joel Newton, & Tim Martis

ABSENT: Pam Hawley & Tom Stuart

Regular Meeting – Ordinance Updates

This meeting was called to order at 7:01 pm by Chair, Laura Rodriguez. The board reviewed the minutes from the May 19, 2022 meeting individually. Edie made a motion to accept the minutes as written; seconded by Joel; all were in favor and minutes approved.

The board continues work on the Ordinance updates

Lakefront Lots: Front Yard – The board agrees to stay with the verbiage of: All front yards shall have road frontage. The rear yard is the waterfront side. Brad will make updates to all verbiage to reflect this throughout the ordinance, cross checking all definitions

Farm Occupation: Animal control of numbers – there will be permit requirements and limits

Banquet Facilities and Event Centers: will be added to Section 9.15

Sec. 3.12 Food Trucks – See Mobile Food Vending

Sec. 3.18 – Home Occupations – Review was completed February 2020 – The board requests that a List of occupations and descriptions be added. There were questions regarding sales occupations such as Avon, Pampered Chef etc. These are covered in descriptions.

Sec. 3.22 Mobile Food Trucks – Can only operate as an accessory in commercial / industrial zones. Such as food source for lunches at a business or accessory for school carnival etc. No more than 6 allowed withing township at one time and no more than 3 on a commercial property at one time.

Questions on whether the township will require a permit for each event. This will also apply to private events such as graduations and private parties in a residential district.

Condominium/Subdivision – allowed only in Agricultural or Residential areas.

- A Site plan with layout is required in addition to an escrow account – move definition & cash policy to another area for better fit.

3.38 Walls & Fences – (Security Fence) Height requirements – anything over 9’ will require a variance. There is a 6’ maximum in residential district.

Improved Roads/ Private Roads/ Open Spaces – Keep all as written

NOTE: *Maps for the township will need to be updated with zoning changes, published, and approved with ordinance updates.*

Sec. 4 – Non-Conforming Lots

- **Rural Residential** – Include Setbacks and dimension requirements
 - 2-family dwellings – only allowed in Rural Residential areas – Not allowed in Ag district
- **Special Land Uses** – Commercial Day Care – in commercial district only! Not allowed in RR or AG districts. A site plan is required.
- **PUD’s** - Must meet standard state & federal requirements for AG/ Commercial / RR rulings. They will be self-regulating by these rules. A public hearing will be needed in addition to site plan. 12 months start time requirement or will be required to start process over.
- **Wind/Solar/Wood Stove ordinances** – Will be added to this area
- **Junk/ Junk Cars/ & Code Enforcement-** these ordinances will remain as stand alone, not included in changes

Final changes will be made; reviewed by Brad & Cliff then back to PC board to approve. From there, the board will make a recommendation to the Township Board to approve and publish.

Public comments were heard regarding short term rentals, glamping business, and food truck requirement questions.

Brian made a motion to adjourn the meeting at 8:52 pm seconded by Joel; all were in favor and the meeting adjourned.

The next meeting will be held on July 28, 2022 at 7 pm.

Minutes submitted by: Gladys VeltKamp, Recording secretary/ Township Clerk