

Pine Grove Township

Planning Commission

Special Meeting – Public Hearings

26520 CR 388, Gobles, MI 49055

April 19, 2021 6:00 p.m.

1. **Call to Order:** Meeting called to order at 6:00 p.m. by Chairperson Kehoe
2. **Roll Call: Present:** Kehoe, Hill, Marculis, D., Brown, Marculis, K., Richardson, Yaple
- 3.

Others Present: Bear Priest, KABA
Chad and Danielle Horton

4. **Approval of Agenda:** *Motion made by Richardson, supported by Brown., to approve the Agenda for April 19, 2021 with correction to date on #4 and #7, item 2. All yes, motion carried.*
5. **Approval of Minutes:** *Motion made by Yaple, supported by Brown, to approve the Minutes of the Meeting for October 19, 2020. All yes, motion carried.*
6. **Public Comment on Non-Agenda Items:** Chad and Danielle Horton introduced themselves as the new owners of the Vintage Rose Barn. They asked if the Special Land Use went with the owner or the land. Bear Priest stated that the SLU goes with the land so they are all set there. Bear Priest gave them his contact information if they have further questions.
7. **New Business:**
 1. **Election of Officers:** Per Planning Commission By Laws, election of officers will be held in April.
Chair: Marculis nominated Jim Kehoe, supported by Hill. No other nominations. All yes.
Vice-Chair: Kehoe nominated Ed Hill, supported by Richardson. No other nominations. All yes.
Secretary: Richardson nominated Deb Marculis, supported by Kehoe. No other nominations. All yes.
 2. **Synopsis of Meeting Minutes 2020:** *Motion made by Brown, supported by Richardson, to accept the Synopsis of Meeting Minutes 2020. All yes, motion carried.*
 3. **Fencing Ordinance, ZO Article 9.05** – Richardson asked for this agenda item to be tabled until further notice. Kehoe asked Bear about berm regulations vs a fence, is there a limit on the height of a berm. Bear stated technically, no. Bear stated that you cannot build a berm and then place a fence on top of the berm.
 4. **Truck Trailers as Storage Units** - Richardson stated that there are a lot of semi-trailers coming into the township for storage. Richardson was wondering if the PC should put more into the ordinance pertaining to the trailers with no wheels for storage. Bear stated that even if the township wanted to allow them, from a building code aspect, if the trailers are over 200 sq. ft., it would have to meet code requirements, the structure might meet code, but you would have to have an engineer say where and how it would have to be tied down, like a mobile home. In other townships, they are allowed for short term storage with certain parameters. If you entertain them as sheds, the issues are when they get over 200 sq. ft., you're going to get into building code issues as well. Kehoe stated that he has done some research and there are some municipalities that have specific language. One said, "portable container, converted storage, or shipping container, semi-trailers used for storage, with or without wheels are prohibited as accessory buildings in residential and commercial districts. Another one states, "packing or storage crates, parts or all of a semi-trailer, and other similar converted structures shall not be used as accessory structures in any zoning district except agriculture. A third one states, "shipping storage containers and semi-trailers are prohibited for use as an accessory structure on any platted land or non-platted residential lots of less than 10 acres except for temporary use for the purpose of moving." Kehoe stated that quite a few of them had specific language for the storage pods, when people are moving or during construction and most of them limited it to the driveway placement as long as it didn't reduce the minimum number of parking spaces required and the right of way. Bear stated that the

PC already allows for storage of construction materials when they have a building permit. Kehoe stated that during a prior discussion with Rebecca Harvey that under the current ZO, semi-trailers would be considered an accessory structure/building and it would be subject to the percentage of sq. footage for the acreage and comply with current building code. Anything over 200 sq. ft. would require compliance with building code. Hill stated that he remembered Rebecca stating the there was already enough in the ZO currently to enforce this type of accessory building. Bear stated that right now, someone can properly place a 20-footer in the side or rear yard so long as they can meet the sq foot that is allow. Example: A one acre lot would allow for 1320 sq. ft. of accessory, a two-car attached, let's say 500 sq. feet, down to 820 q. ft., so they could put 3 on the lot and they would not need a building permit or see the Zoning Administrator. If anything bigger than that, it would be caught and addressed by the Zoning Enforcement Officer. There was a consensus among the PC that there is enough enforcement regulation on the books at this time and the PC will keep on top of any complaints as they come in and see how enforcement goes. If there are issues, they will be addressed in the future.

8. Public Comment on Agenda Items: None

9. Old Business:

1. Short Term Rentals – Tabled until further notice, the Board is still working on this ordinance.

10. Commission Comments: Kehoe asked Bear about Temporary Buildings, 9.20. Kehoe stated that it talks about temporary dwelling when you're building a house and you have valid permit, etc., and 9.20 A - states a temporary building for nonresidential use incidental to construction work shall be permitted.... there is nothing that is specific to where it can be placed or for how long. Bear agreed, the current ZO does not specify for placement and length, that that ordinance could use some revision. The Leaders Storage Unit was an example of this where Leaders has let the electric company place a temporary building in their parking lot while they are doing a big construction project. In 9.20 C, Bear stated that he has received many requests for camping permits. This again is a segment of this article that could use some revisions. This will be placed under Old Business on future agendas.

11. Adjournment: Motion made by Marculis, D., supported by Hill, to adjourn. All yes, motion passed.

Adjourned at 7:01 p.m.

Next Meeting(s): For 2021:	July 19	August 16	September 20
All meetings: 6:00 pm	October 18	November 15	December 20

Respectfully,

Deborah Marculis

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Secretary, Pine Grove Twp. Planning Commission