

Pine Grove Township

Planning Commission

Regular Meeting

26520 CR 388, Gobles, MI 49055

September 20, 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, Marculis, D., Richardson, Brown, Yaple, Marculis, K. **Absent:** Hill
Other Present: Zoning Administrator Bear Priest, Consultant Rebecca Harvey
3. **Approval of Agenda:** *Motion made by Yaple, supported by Kehoe to approve the Agenda for September 20, 2021. All yes, motion carried.*
4. **Approval of Minutes:** *Motion made by Richardson, supported by Kehoe to approve the Minutes of the Meeting for August 18, 2021. All yes, motion carried.*
5. **Public Comment on Non-Agenda Items:** None
6. **New Business:**
 1. **Update on SLU/Site Plan Tower on CR 388:** ZA Bear Priest stated that he has been in touch with Tillman Infrastructure, Jim Holmes, who stated that they are taking immediate steps to address the items listed in the letter from Pine Grove Township's attorney dated 09-01-2021. Tillman Infrastructure has been in contact with Attorney Kaufman and the Bond has been approved and is on its way. Jim Holmes stated that they are working on the landscaping plan, however, the previous owner placed the fencing right on the line of the lease so they are going to come back with an amended site plan reducing the size of the enclosure so that the landscaping will be inside the leased lines on the north and east sides of the enclosure and possibly the west side. Bear Priest stated that they have installed a sign with the company's information on the enclosure and will be addressing the issues with the driveway. Bear Priest stated that he will stay in touch with Jim Holmes to make sure these updates are all performed.
7. **Public Comment on Agenda Items:** None
8. **Old Business:**
 1. **Accessory Building Permitting:** Bear Priest stated that the difference between the size of an accessory buildings is that at 201sf, it is an accessory building that requires a building permit, whereas a 200 sf and under does not require a building permit but is still considered an accessory building. Residents wishing to put up a shed that is under 200 sf, will not require a building permit but will still have to comply with setbacks.
 2. **Semi-Trailer Storage Units:** Bear Priest stated that semi-trailers only come in 20', 40', and 53' sizes, so anything bigger than the short one at 20', the container is over 200 sf and they require a building permit, but is still considered an accessory building. Bear stated that if there is one in question, if a picture can be taken and an address, send them to KABA and they will take a look and if there is no building permit issued, they will have the building official write them a letter advising that the building is in violation and what steps need to be taken to be compliant. Bear stated that most of the containers come with an engineered drawing from the manufacturer and uses the eyelets as certified tie downs, treated like a mobile home essentially.
 3. **Text Amendments for Short Term Rentals:** Rebecca Harvey presented the documents she prepared regarding the townships authorization to change some language in the ZO making any rentals less than 30 days permissible in Pine Grove Township. Rebecca Harvey presented Text Amendment Draft #1 to **Section 2.02 Definitions of Terms** by adding **Short-Term Rental: The rental of a dwelling unit, as defined herein, for terms of not more than 30 consecutive days. Short-term rental shall be considered a residential accessory use.** Rebecca Harvey also suggested to amend the wording in the definition for **Permanent Resident: any person who has resided in the same dwelling (add unit) unit for (remove "a continuous period of 30 or more days) (add) more than 30 consecutive days is construed as a**

permanent resident for the purpose of this ordinance. Rebecca Harvey stated that the other issues that the PC thought might become a problem with short term rentals such as loud noises, nuisances, litter, etc. that could be handled through a Nuisance/Noise Ordinance, however, at this time, the Nuisance/Noise Ordinance has not been adopted by the township but is currently being worked on. Rebecca stated that they may also get complaints over parking and the current ZO addresses parking issues, so any parking complaints could be handled through the parking regulations. **Motion made by D. Marculis, supported by Brown, to hold a Public Hearing on the proposed text amendments to ZO Section 2.02 Definition of Terms on October 18, 2021 at 6 p.m. All yes, motion carried.** Bear Priest stated that he also has to notice for a Public Hearing on a Special Land Use application so they will be both noticed for October 18, 2021.

9. **Commission Comments:** Richardson stated that in talking with Tim Smith and the Board, Sheriff Abbott will be at the next board meeting to discussing Pine Grove Township hiring a Sheriff's Deputy for a few hours a week to work in Pine Grove Township. Richardson stated that he thinks the PC needs to send a strong message to the board that the PC backs and supports the Ordinance Enforcement Officer Tim Smith, that he is doing a good job and that he needs to be allowed to do his job. Richardson stated that for some reason, the board thinks they need to knit pick on what he is doing and why he is doing it. Richardson stated that Tim has 5 bosses and that they each want him to report to them. Chair Kehoe stated that he did not believe the job of the OEO is under the PC's direction as the OEO enforces the police power ordinances mandated by the Township Board. The PC works with the zoning ordinances, which are enforced by the Zoning Administrator Bear Priest, who works hand in hand with the OEO as well, enforcing police power ordinance, zoning and building ordinances as well. After a lengthy discussion, the PC made the decision that they will not write a letter to the board regarding the OEO Tim Smith, but as citizens, may attend the meeting to show support. Rebecca Harvey and Bear Priest have offered to attend the next board meeting to share their combined knowledge of Ordinance Enforcement Officer job duties and responsibilities, etc.

Bear Priest stated that the Vintage Rose Barn has a new owner and they have contact him with some small changes they wanted to make which he has approved, one being eliminating one of the three driveways and making the parking lot gravel which is an improvement over the grass parking area.

10. **Adjournment: Motion made by D. Marculis, supported by Richardson, to adjourn. All yes, motion passed.**

Adjourned at 7:24 p.m.

**Next Meeting(s): For 2021: October 18 November 15 December 20
All meetings: 6:00**

Respectfully,

Deborah Marculis

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Secretary, Pine Grove Twp. Planning Commission