

MINUTES OF
PLAINFIELD TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AND PUBLIC HEARING

December 11, 2019

1. Called to order by Chair Ready at 7:00 p.m.
2. Pledge of Allegiance was said by all present.
3. Roll Call:
Present: Toth, Johnson, Olmstead, Houthoofd, Ready, Alward
Absent: None

It was noted that a quorum was present. There were 2 visitors.

4. Approval of Agenda: **Motion** by Toth, seconded by Johnson to approve the agenda as presented. **Motion carried by voice, all ayes.**
5. Approval of Minutes: **Motion** by Houthoofd, seconded by Alward to approve the December 11, 2019 minutes with a change to Paragraph 8 Section 18.21F.1 changing the words "Lake front" to "Waterfront". **Motion carried by voice, all ayes.**

The regular meeting was closed at 7:03 and the public hearing was opened. The changes to specific sections were read:

- 17.02 B. Repairs – To read as follows "Any lawful nonconforming building may be repaired, reinforced, or reconstructed during its life to correct deterioration, obsolescence, depreciation and wear, as long as the repairs do not increase the buildings non-conformity. (i.e. Length of wall not meeting setback cannot be added to if the added portion of wall still does not meet setback, a step-in of the wall to meet the setback can be added)"
- 17.02 C. Alterations and Improvements – To read as follows "Nothing in this Ordinance shall prohibit the alteration, improvement, or modernizing of a lawful nonconforming building, provided that such alteration or improvement does not increase the building nonconformity (i.e. Length of wall not meeting setback cannot be added to if the added portion of wall still does not meet setback, a step-in of the wall to meet the setback can be added) and are in compliance with this ordinance."
- 17.03 Restoration of Damage – To read as follows "Any lawful nonconforming use damaged by fire, explosion, or by other similar, natural causes may be restored, rebuilt, or repaired and shall be so as to not increase the original building nonconformity."
- 17.01 Purpose – Not discussed at the meeting but subsequent review in light of the other proposed changes would require this section modified also to reflect these modifications. {New section should read as follows "It is the intent of this Ordinance to permit the continuance of a lawful use of any building or land existing at the effective,

date of this Ordinance, although such use of land or structure may not conform with the provisions of this Ordinance. Further, it is the intent of this Ordinance that non-conformities shall not be used as grounds for adding other structures or uses prohibited elsewhere in the same districts. The continuance of all non-conforming uses and structures within the Township shall be subject to the conditions and requirements set forth in this Section.”

- 18.10 Fences, Walls and Screens - To read “Combined into Section 18.21 12/2019”
- 18.21 Fences - shall read as follows:
 - A. The erection, construction, materials of construction or alteration of any fence or other type of protective barrier shall be approved through permit by the Zoning Administrator as to their conforming to the requirements of the zoning districts wherein they are required because of land use development.
 - B. Fences in an RD and AG district are exempt from the provisions of this Ordinance, except when required for specific principle or accessory uses and special uses.
 - C. Any existing fence not in conformance with this Ordinance shall not be altered or modified, except to make it more conforming.
 - D. Fences which are not specifically required otherwise under the regulations for the individual zoning districts, shall conform to the following requirements:
 1. No fence shall hereafter be erected along the linedividing lots or parcels of land or located within anyrequired rear yard in excess of eight (8) feet in heightabove the grade of the surrounding land. Sideyard fences shall not exceed six (6) feet in height and front yard fenceshall not exceed four (4) feet in height. Waterfront fences shall not be solid and shall allow visibility so as to not impede the view of lake or river from any adjacent residential lot or parcel.
 2. Barbed wire, spikes, nails or any other sharp point orinstrument of any kind on top or on the sides of anyfence, electric current or charge in said fences isprohibited. Barbed wire cradles may be placed on top offences enclosing public utility buildings or wheneverdeemed necessary in the interests of public safety.
 3. In an “I” Industrial District, no fence shall exceed twelve (12) feet in height.
 4. No fence or structure shall be erected, established or maintained on any corner lot except as provided in Section 18.07.

It was noted that a word was inadvertently left out of Section 17.02 C. The word, **not**, has been added and bolded in the section.

Close public hearing at 7:12 p.m. and re-open the regular meeting.

Motion by Olmstead seconded by Toth to send the rewording of the foregoing sections to the Township Board for approval to change the zoning manual accordingly. **Motion carried by voice, all ayes.**

6. Report from ZBA – no meeting.

7. Report from Township Board – New emergency vehicle received, a Ford Explorer; waiting for lights and sirens.

8. New Business: New business was discussed next to facilitate the visitors. Visitors had presented a question on possibly changing zoning to an area in Long Lake. After discussion by members it was stated that if the parcel in discussion was joined into one parcel it would be dual-used as NSC. There will be a public hearing scheduled to clarify the original intent of the map in the Long Lake Village area.

9. Old Business – Section 20 regarding signs needs to be clarified and simplified. Members will research other areas for suggestions.

Lewis informed members that Cheryl Szafran had approached him about possibly becoming a member of the Planning Commission.

10. Public Views and Comments:None.

11. Call meeting to a close: **Motion**by Alward seconded byHouthoofd to adjourn the meeting.
Motioncarried by voice, all ayes. Meeting adjourned at 8:17p.m.

Minutes submitted by Dianna Brinkman.

Approved:

Date _____