

MINUTES OF
PLAINFIELD TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

November 13, 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
Absent: Reilly, Alward

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

4. Approval of Agenda: **Motion** by Houthoofd, seconded by Toth to approve the agenda as presented. **Motion carried by voice, all ayes.**
5. Approval of Minutes: **Motion** by Olmstead, seconded by Johnson to approve the June 26 and October 9, 2019 minutes as presented. **Motion carried by voice, all ayes.**
6. Report from ZBA – Deb Toth reported on the ZBA hearing on October 21 regarding a variance request for a non-conforming setback on a burned out home. Variance was granted and the neighboring home owner is appealing.
7. Report from Township Board – report given by Houthoofd.
8. Old Business – Section 17.02 and 17.03 were discussed and were revisited. After a lengthy discussion the following changes were offered for consideration:
 - 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 nonconformity.(ie. 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 (ie. 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 nonconforming uses and structures within the Township shall be subject to the conditions and requirements set forth in this Section.”

Fences and fence material were discussed. Section 18.10 and Section 18.21 need to be combined. Fence materials are to be shown on the permit application and are approved by the Zoning Administrator whose decision can be appealed to the Planning Commission whose decision is final on materials used for construction. After a lengthy discussion the following changes were offered for consideration:

- 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 line dividing lots or parcels of land or located within any required rear yard in excess of eight (8) feet in height above the grade of the surrounding land. Side yard fences shall not exceed six (6) feet in height and front yard fences shall not exceed four (4) feet in height. Water front 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 or instrument of any kind on top or on the sides of any fence, electric current or charge in said fences is prohibited. Barbed wire cradles may be placed on top of fences enclosing public utility buildings or whenever deemed 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**.

Should we say something about which side the finished face must face and how far the fence must be from the property line?

9. New Business – Robbie Streeter addressed the PC regarding the definition of Gasoline Service Stations, Filling Stations, Automobile Repair, Automobile Service, Garage Commercial after a lengthy discussion the following changes were offered for consideration:
- Section 22.04 Permitted Principle Special Uses with Conditions – item 5. Remove “Refer to Section 15.13”

It was discussed that these proposed changes would be sent to the PC for concurrence from this meeting and if agreed these changes would be listed as a public hearing for review and comment at the regular December PC meeting for approval and recommendation to the Board in December.

10. Public Views and Comments: Already heard

11. Call meeting to a close: **Motion** by Toth seconded by Johnson to adjourn the meeting. **Motion carried by voice, all ayes.** Meeting adjourned at 8:50 p.m.

Minutes submitted by Fred Lewis.

Approved:

Date: December 11, 2019

By: Consensus Board Vote All Ayes