

**Buchanan Township Planning Commission
Minutes - April 22, 2015**

CALL TO ORDER

The regular April 22, 2015 meeting of the Buchanan Township Planning Commission was called to order by Chairman Dennis Wentworth at 7:00 p.m.

Members Present: Gerald DiPietro, Scott Albright, John Pitz, Janet Dehring*, Dennis Wentworth (Chairman), Kimberly Scarpone (Vice Chairman), and William Braun (Secretary).

Members Absent: None.

Others Present: Nathan Mehmed, Williams & Works; Buchanan Township Ordinance Enforcement Officer Joseph Kring; Frances (Fran) Tuite and Brian Dougherty of Flatwater Farms; and one township resident.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by those in attendance.

APPROVAL OF MINUTES

Motion by Scarpone, second by Wentworth, to approve the minutes of the February 25, 2015 meeting as presented. Voice vote showed unanimous approval, motion carried (6-0).

BRIEF PUBLIC COMMENT

The Planning Commission was introduced to Frances Tuite and Brian Dougherty of Flatwater Farms. A brief synopsis was given regarding the possibility of rezoning their property from R-1 to Agricultural District AG to open a micro-brewery.

*(Dehring arrives at 7:05 p.m.)

CORRESPONDENCE

Berrien County Master Plan Update letter of March 9, 2015 submitted – on file

NEW BUSINESS

Proposed Zoning Amendment - Piers

Wentworth introduced Nathan Mehmed from William & Works. Mehmed went over Buchanan Zoning Ordinance Section 18.36 Docks, Boat Houses, and Mooring Facilities. Definitions for Docks were not included and he recommended Section 2.02 Definitions include D. Commercial Docks, Community Docks and Private Docks. Kring brought up his concern about piers being made in a "T" shape which would go over the adjacent property line in a lake. After further

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NEW BUSINESS (continued)

Proposed Zoning Amendment – Piers (continued)

discussion, Wentworth asked Mehmed to research the property line questions as to how far property goes into the lake and river and to report back at the next planning commission meeting. Scarpone suggested checking with the DEQ to determine if there is a limit to the number of boats that are allowed on a lake at a time.

Proposed Zoning Amendment – Exotic Animals

Mehmed made the suggestion that the Township Board pursue a police power ordinance due to the potential for legal nonconforming dangerous or exotic animals in Buchanan Township similar to that of Berrien County.

Motion by Wentworth, second by DiPietro, to recommend to the Township Board a police power ordinance to cover nonconforming dangerous or exotic animals in Buchanan Township. Voice vote showed unanimous approval, motion carried (7-0).

Proposed Zoning Amendment – Private Roads

Dehring reported that the Township Board talked about the proposed private roads ordinance at the March 5, 2015 meeting; however, the Board has hired a new township attorney who is working on another township issue at this time. The new attorney will address the private road ordinance after the other issue is resolved.

ADDITIONAL BUSINESS

Wentworth brought up the subject of requesting a note taker for our planning commission meetings.

Motion by Wentworth, second by Albright, to request that the Township Board allow a note taker to take minutes for the Planning Commission meetings. Voice vote showed unanimous approval, motion carried (7-0).

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 8:02 p.m.

William D. Braun
Secretary