

## **CALL TO ORDER**

The regular February 25, 2015 meeting of the Buchanan Township Planning Commission was called to order by Vice Chairman Kimberly Scarpone at 7:00 p.m.

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

Members Absent: None.

Others Present: Nathan Mehmed, Williams & Works; Buchanan Township Building Official Chris Fuchs; Buchanan Township Ordinance Enforcement Officer Joseph Kring; Cathy Ganus, notetaker; no township residents; and no members of the press.

[Ganus was asked by the Commission members to take notes for this meeting.]

## **PLEDGE OF ALLEGIANCE**

The *Pledge of Allegiance* was recited by those in attendance.

## **APPROVAL OF MINUTES**

**Motion by Wentworth, second by Hageman, to approve the minutes of the July 23, 2014 meeting as presented. Voice vote showed unanimous approval, motion carried (6-0).**

## **BRIEF PUBLIC COMMENT – AGENDA ITEMS**

None.

## **CORRESPONDENCE**

*Weesaw Township Planning Commission Master Plan Revision Notification – on file*

## **UNFINISHED BUSINESS**

None.

## **NEW BUSINESS**

*Appointment of Chairman*

**Motion by Braun, second by Scarpone, to appoint Dennis Wentworth as Chairman of the Buchanan Township Planning Commission. Voice vote showed unanimous approval, motion carried (6-0).**

The meeting was then turned over to Chairman Wentworth.

*Appointment of Vice Chairman*

**Motion by Wentworth, second by DiPietro, to appoint Kimberly Scarpone as Vice Chairman of the Buchanan Township Planning Commission. Voice vote showed unanimous approval, motion carried (6-0).**

**NEW BUSINESS (continued)**

*Appointment of Secretary*

**Motion by Scarpone, second by DiPietro, to appoint William Braun as Secretary of the Buchanan Township Planning Commission. Voice vote showed unanimous approval, motion carried (6-0).**

\*[Dehring arrives at 7:12 p.m.]

Wentworth introduced Nathan Mehmed from Williams & Works. Planner Lynée Wells was unable to attend the meeting. Williams & Works had been asked by the Township to provide input regarding zoning questions relative to exotic animals, piers, and private roads.

*Proposed Zoning Amendment – Dangerous and Exotic Animals*

Mehmed went over the memo regarding dangerous and exotic animals. Discussion ensued as to whether this issue needed to be addressed within the zoning ordinance. Kring described an example of being contacted by an individual who wished to house a Lynx on their property. This issue is not addressed within the Zoning Ordinance at this time. Pitz questioned whether a microchip could be required for this type of animal as opposed to addition to the Zoning Ordinance. Wentworth questioned whether there were other options other than a Special Land Use Permit or whether it could be forced to the County level for enforcement as Berrien County typically governs the regulation of animals.

Mehmed will investigate options and report at the next meeting.

*Proposed Zoning Amendment – Piers*

Questions have been posed by ordinance enforcement officials regarding what constitutes commercial piers vs. residential piers. The Clear Lake area is an example of piers that do not comply with current zoning ordinance standards.

Mehmed will investigate options and report at the next meeting.

*Proposed Zoning Amendment – Private Roads*

Fuchs provides a history regarding the need for a private road ordinance (i.e., fire, police, EMS access). He cited a fire on Lakeview in the Clear Lake Woods subdivision as an example of why the private road ordinance is necessary (fire trucks could not get through – this area contains private roads throughout the subdivision).

In 2006 the Buchanan Township Board took up the Private Roads Ordinance issue. At that time the Board felt that the draft in its current form was too restrictive and sent the ordinance to Township counsel for revision, which never occurred.

**Motion by Dehring, second by Scarpone, to recommend to the Buchanan Township Board that the Private Road Ordinance be revisited. Voice vote showed unanimous approval, motion carried (7-0).**

*Planning Commission Representative to Zoning Board of Appeals*

Gerald DiPietro has volunteered to be the Planning Commission representative to the Zoning Board of Appeals. This will be placed before the Buchanan Township Board for approval and appointment.

**CITIZEN COMMENTS – NON-AGENDA ITEMS**

None.

**ADJOURNMENT**

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

William D. Braun  
Secretary