

1 Lake area had not been included and there were many properties in need of such service. There was
2 general consensus that the proposed #2 project (extension to the south along 10th Street) be deleted
3 in favor of looking at a project on the west side of Eagle Lake (Eagle Heights and Eagle Terrace
4 plats), with the potential to extend further to the west as needed. Wicklund indicated he would forward
5 this on to Engineer Wheat for his input.

6 Wicklund then reviewed the benefit of having a CIP/plan where all the elements are
7 presented and can be reviewed by all of the committees and decision makers, better utilizing the
8 master plan and other supporting plans in a coordinated manner. He indicated that after the Planning
9 Commission reviews the draft, and plugs in some projects, we could forward this onto the Board and
10 have a joint meeting to go over this process and how it will work with capital expenditures within the
11 budget

12 **5. CLEARZONING**

13 Craven then had Wicklund begin the review of the Clearzoning project, which had been
14 forwarded to the consultant immediately after the last workshop session. Wicklund had some possible
15 amendments or interpretations to review, including the ability to have farm/ag buildings in the front
16 yard. The Planning Commission discussed the differences between residential and agricultural use
17 and Wicklund indicated that the Township Building Official had made this interpretation when building
18 permits came in for accessory buildings. In most instances, accessory building provisions did not
19 allow for such in the front yard, which is established between the road right-of-way and the front
20 residential building line. If it were a building used a for agricultural purposes it could be considered a
21 "farm building" which was the exception to the front yard provision. After further discussion, it was the
22 consensus of the Planning Commission to recommend amendment to the ordinance to allow for any
23 configuration of accessory buildings in the "A" Agriculture District if setback at least 150 feet from the
24 road right-of-way. Policy would remain that "farm buildings" would be considered buildings used for
25 agricultural purposes or built on land used for agriculture and that the 75-foot principal building
26 setback would be the standard for the residence or any accessory building deemed to be a farm
27 building.

28 Wicklund then discussed the industrial district changes, utilizing outdoor storage as the basis
29 for the difference between the special use and permitted use. Loeks indicated that he didn't think that
30 this was necessary provided that screening was required where any abutting property was zoned
31 residential or commercial. The Planning Commission generally agreed with this approach and
32 Wicklund stated he would have the Consultant make this modification. Loeks also brought up that the
33 I-1, being the least intensive district, should also allow for uses that would not need the larger parcel
34 sizes of "I-3", such as machine shop. Derby asked about the "I-2" elimination and Wicklund stated
35 that the Township would consider the "EBT" to fit that "I-2" slot (for the three separate industrial
36 districts). Wicklund added he would work with the consultant on this and the Planning Commission
37 could see it as part of the process for public hearing. Loeks wondered about the time frame and
38 Wicklund stated he would get with the consultant on Wednesday and we may still be able to make
39 the September meeting, but that October is probably our timeline for the public hearing.

40 **6. OTHER DISCUSSION**

41 Derby asked about the issue of the nonconforming business signs and whether action is
42 being taken to have these removed. He also stated that we should have some provision where the
43 internal mechanism of what is left exposed is covered or within a cabinet. The Planning Commission
44 discussed the use of canvas, similar to what awnings or canopies would be made of, as a an option.

45 Loeks then discussed the "Complete Streets" program and that he had prepared a resolution
46 for the Township Board with support for this as policy for planned road improvements. He had

