

Springvale Township Planning Committee

Regular Meeting Minutes for September 27, 2021

Attendance: Becky Fettig, James Scott, Stan Royalty, William Shorter, Joel Kato

- I. **Call to order:** Chairman Scott brought the meeting to order at 7:30.
- II. **Minutes:** The minutes for July 26, 2021, were approved by a vote of 5 to 0.
- III. **Public Comment & Visitors:**
 - A. There were no public comments or visitors at this meeting (please reference attached sign in sheet).
- IV. **Old Business:**
 1. Status reports were given for the two items heard at the last meeting held on July 26, 2021. Chairman Scott reported that Case #PSUP21-017 was approved by the Emmet County Planning Commission. Chairman Scott also stated that the Solar Ordinance was discussed by the Emmet County Planning Commission as well.
- V. **New Business:**
 - A. **Revisions to Housing Standards in the Emmet County Zoning Ordinance:** In a letter dated 9/20/21, Tammy Doernenburg (Emmet County Planning and Zoning Director) requested comments from each of the townships pertaining to proposed changes to the Housing Standards, specifically Cluster Housing, Accessory Dwelling Units and Duplexes. The Springvale Township Planning Committee comments are as follows:
 1. **Cluster Housing:** Bill Shorter raised the question as to what would prevent farm workers from other townships such as Bear Creek from living in cluster housing located in Springvale. Mr. Shorter also posed the question as to why the language requires 150' of set back from a road versus 50' or 66' which is quite commonly the case in other developments. Stan Royalty questioned whether this proposed language satisfied the spirit and intent of helping alleviate the shortage of affordable single family housing options in Emmet County.
 2. **Accessory Dwelling Units:** Stan Royalty stated that this verbiage more directly addressed the single-family housing issue. Bill Shorter questioned the verbiage in item #3 of the proposed standard that established a minimum size of 200 square feet and asked why such a small number. Chairman Scott clarified that the intent of this language was to include spaces such as those found above garages, etc.
 3. **Duplex Language:** Both Jim Scott and Stan Royalty thought this proposed language striking the owner-occupied requirement was a good improvement. Bill Shorter commented that the county planning and zoning department struggles with enforcement issues relative to rental restrictions. Stan Royalty did not care for the shorter-term rental/owner occupied option. Bill Shorter and Joel Kato both stated they were fine with this proposed language.
- VI. **Public Comment:** There were no additional public comments at this meeting.
- VII. **Adjournment:** 8:05pm.

Paul Katz Authorized Signature

** SPC minutes are “not approved” until accepted at a subsequent SPC meeting, and/or signed by the Chairman, Acting Chairman or Secretary

