

## Springvale Township Planning Committee

### Regular Meeting Minutes for March 25, 2024

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

- I. Call to order: Chairman Scott brought the meeting to order at 7:00pm.
- II. Minutes: Stan Royalty made a motion to accept the minutes from February 19, 2024. Bill Shorter seconded this motion. The minutes were approved by a vote of 5 to 0.
- III. Public Comment: There were no public comments.
- IV. Reports: Nothing to report.
- V. Old Business: Several members of the planning committee were not aware that Case #PSUP24-005 was approved by Emmet County Planning and Zoning Board. The Springvale Planning Committee was disappointed the case did not come back to the township level after having been postponed on February 19<sup>th</sup>. Chairman Scott voiced his concern that the setback needed to be 250' perpendicular to the roadbed.

#### VI. New Business:

**Text Amendments to the Zoning Ordinance: PREZN23-02, PPTTEXT24-01, PPTTEXT24-02, PPTTEXT24-03, PPTTEXT24-04. Text amendments to Section 22-01 and Section 26.13 regarding Accessory Buildings.**

Chairman Scott voiced concern over Section 22.01.1, Item 4. Residential table includes FF1 and FF2. Why? Additionally, the committee discussed Article 16 at length.

Chairman Scott and Joel Kato both felt that all these text amendments were fairly well written, saw no "red flags" and made the verbiage more concise and tighter, rather than looser and more open to interpretation.

Stan Royalty voiced concerns with the upper size limit for accessory buildings being 4800 square feet.

Bill Shorter felt that Emmet County should provide updated Zoning Ordinance Books to the townships and that regular updates should be sent so that the new books may be regularly revised and remain current.

Joel Kato made a motion to accept the proposed text amendments to the zoning ordinance inclusive of PREZN23-02, PPTTEXT24-01, PPTTEXT24-02, PPTTEXT24-03, PPTTEXT24-04, Section 22-01 and Section 26.13 regarding Accessory Buildings as written. Becky Fettig seconded the motion. Motion was approved 5-0.

- VII. Public Comment: There were no additional public comments.
- VIII. The meeting was adjourned at 7:55pm.

\_\_\_\_\_ Authorized Signature

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