

APPROVED
TUESDAY, 7:00 P.M., NOVEMBER 28, 2017
PLANNING COMMISSION MEETING
GOVERNMENT CENTER – 315 BRIDGE ST.

The Meeting was called to order at 7:00 P.M by CHAIR, WALLY HIBBARD. PLEDGE OF ALLEGIANCE WAS RECITED. Meeting taped.

ROLL CALL: MEMBERS PRESENT: Chair, Wally Hibbard; Vice-Chair, Royce Ragland; Council Representative, Barb Mullaly; Richard Smith; Becky Lancaster; Lauren Dake. Absent, Jim Okonoski;

Also present, Secretary Elaine Glowicki; Steve Ravezzani, Zoning Administrator, and Public attending, Mary Ann Jorgenson

MINUTES:

MOTION by MULLALY second by RAGLAND to approve the October 24, 2017 Planning Commission Minutes. Roll Call Vote: Richard Smith, Wally Hibbard, Barb Mullaly, Royce Ragland, Becky Lancaster, Lauren Dake, Absent, Jim Okonoski. All members present voting yes. MOTION CARRIED.

CONFLICT OF INTEREST: NONE

CITIZEN COMMENT: NONE

PUBLIC HEARINGS: NONE

OLD BUSINESS –

(a) SEPTIC SYSTEM POINT OF SALE ORDINANCE DISCUSSION:

- **Sec.X-2 (D) Sixth line - insert the word **Township** before the word **Ordinance**.**
- **Sec.X-3. Definitions - a word change under (Failed Private Water System), second sentence deleting **either** – replacing with **any**.**
- Question and discussion whether a home, at point of sale, needs a sewer inspection and a well water inspection. Members discussed this question and said the Sewer Ordinance is dealing with sewer contamination from people's homes and it is the homeowner's responsibility to take care of the problem whereas there is no degradation with water and a permit would not be needed.
- Check the use of the word (or) in Sec.X-9 under B (second sentence) and under Sec.X-10 under A (second and fifth sentence). Should the word (or) be deleted?
- The Zoning Administrator was requested to convey a memo of communication to Village Council regarding a proposed draft for a Septic Inspection and Property Transfer Ordinance.

- **MOTION** by **MULLALY** second by **SMITH** requesting Zoning Administrator, Ravezzani to prepare a draft Ordinance titled, Article VI-Septic Inspection and Property Transfer containing the approved corrections suggested by the planning members plus an attachment submitted by Planning Member Ragland.

(b) COAL TAR SEALANTS – DISCUSSION – Chair Hibbard asked the planning commission members if they were ready to select one of the three standardized ordinances titled “Coal Tar Ban Ordinance”. The members decided to go with the Minnesota ordinance which they felt covered all bases and definitions.

The Commission requested Zoning Administrator Ravezzani bring back a Draft copy of a sample ordinance for discussion.

Zoning Administrator Ravezzani stated a Public Hearing at the Planning Commission level was not needed. The Village Council has approval authority over amendments to the General Code of Ordinances.

CORRESPONDENCE - Zoning Administrator presented to the planning members a concept plan, titled “Time for Change” regarding new affordable housing.

REPORTS:

Planning & Zoning Administrator, Steve Ravezzani presented monthly report for October 2017.

- Working on updating General Code of Ordinances.

Council Representative, Barb Mullaly reported an amendment to the sewer and water benefit fees for ADU’s.

Representative, Lauren Dake – Meeting was cancelled. No appeals requested.

GREEN ER – Update by Royce Ragland Village:

Council date devoted to Green ER will be Monday, May 21, 2018 with guest speaker Glen Chown, Grand Traverse Regional Land Conservatory. Other 2018 programs will soon be posted.

NEXT SCHEDULED PLANNING MEETING: 1/23/2018.

ADJOURNMENT: 7:37 p.m.

Elaine Glowicki, Recording Secretary