

**MINUTES SILVER CREEK TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING AND REGULAR MEETING HELD
ON JULY 26, 2017**

The Public Hearing was called to order by Chairman Terry Harris at 7:00 p.m. on Wednesday, July 26, 2017. The Pledge of Allegiance to the Flag of the United States of America was recited.

MEMBERS PRESENT: Dave Grabemeyer, Jerry Donley, Terry Harris, Tim Feirick, Jon Tidey, Tom Lehrer

OTHERS PRESENT: Attorney John Magyar, Recording Secretary Lindsay Krohne, one member from the public

ABSENT: None

MOTION TO APPROVE AGENDA

Dave Grabemeyer motioned, seconded by Jerry Donley, to approve the July 26, 2017 agenda. Motion passed by voice vote.

Chairman Terry Harris read aloud the Notice of Public Hearing for Ordinance Amendment.

No written comments were received.

Tom Lehrer arrived and joined the meeting at 7:05 p.m.

Terry stated the reason for the hearing, which was to review the recommended changes to the Silver Creek Township Zoning Ordinance: adding Food Truck and Food Truck Park to the definitions in Section 155.006 and Special Land Use Standards Food Truck Park in Section 155.000.

Bill Zuhl commented that the definitions are fine. He recommended that instead of Food Truck Park being a stand-alone definition, it could be put in as part of the parameters of "Open Air Businesses," which would be easier. Terry Harris answered that they were talking about doing just that. Bill Zuhl referred to page 157, Open Air Business and stated it is permissible as an open air business. Building/Zoning Administrator Todd Herter stated that he doesn't know if he'd like to see it as a permitted use, but a special land use because if it is permitted, there are no guidelines. Terry Harris referred to 155.150-155.164. Discussion followed.

MOTION TO CLOSE PUBLIC COMMENT

Jerry Donley motioned to close the Public Comment at 7:15 p.m, Bill Zuhl seconded. Motion passed by voice vote.

The Planning Commission discussed adding Food Truck and Food Truck Park in 155.006 and 155.150.

MOTION TO CLOSE PUBLIC HEARING

Bill Zuhl motioned to close the Public Hearing, Dave Grabemeyer seconded. Motion passed by voice vote. Public Hearing closed at 7:21 p.m.

REGULAR PLANNING COMMISSION MEETING

Terry Harris opened the Regular Planning Commission meeting at 7:22 p.m.

Jerry Donley stated that he would like the August 23, 2017 MTA Hot Topics seminar to be added to the July 26, 2017 Agenda. Terry stated they would add it under New Business.

Bill Zuhl stated that he would like to amend the May 24, 2017 minutes under the Motion to Approve Food Truck Park Special Use Permit to add:

MOTION TO APPROVE FOOD TRUCK PARK SPECIAL USE PERMIT

Tom Lehrer motioned to approve the Food Truck Park Special Use Permit at 50557 M-152 Dowagiac, MI 49047, Tax ID Number 14-130-175-022-01 with discussed restrictions. Tim Feirick seconded. Motion passed by roll call vote.

APPROVAL OF MINUTES

Bill Zuhl motioned to approve the May 24, 2017 minutes with the addition, Jerry Donley seconded. Motion passed by voice vote.

COMMUNICATIONS

There were no written communications.

PUBLIC COMMENT

Indian Lake resident Tim Hull questioned the status of implementing teleconferencing and asked if anyone had been assigned to work on it with Clerk Barb Runyon. Terry Harris answered that he will volunteer to do so.

TOWNSHIP ATTORNEY'S REPORT

None.

BUILDING/ZONING ADMINISTRATOR'S REPORT

None.

NEW BUSINESS

MOTION TO ADD DEFINITIONS TO ZONING ORDINANCE

Bill Zuhl motioned to add Food Truck and Food Truck Park definitions in Section 155.006 on page 68, as published. Jerry Donley supported. Motion passed by voice vote.

MOTION TO ADD FOOD TRUCK PARK IN SPECIAL LAND USES SECTION OF ZONING ORDINANCE

Bill Zuhl motioned to add "Food Truck Park" following the semicolon in 155.150 Special Land Uses, under B (14). Tom Lehrer seconded. Motion passed by voice vote.

Chairman Terry Harris stated that there is an MTA seminar on Hot Topics in Planning and Zoning at the Fetzer Center in Kalamazoo on August 23, 2017, the same date as the August Planning Commission meeting. Discussion took place about canceling the August meeting in order to attend. It was relayed that Jerry Donley, Terry Harris, Tom Lehrer, Bill Zuhl, and possibly Supervisor Bill Saunders were planning to attend the seminar.

MOTION TO CANCEL AUGUST 23, 2017 PLANNING COMMISSION MEETING

Jerry Donley motioned to cancel the August 23, 2017 Planning Commission meeting, Dave Grabemeyer supported. Motion passed by voice vote.

Discussion followed. The next Planning Commission meeting will be held on Wednesday, September 27, 2017.

UNFINISHED BUSINESS

None

COMMISSION MEMBER COMMENTS

None.

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 7:33 p.m. by Chairman Terry Harris.

Respectfully submitted,

Lindsay Krohne
Recording Secretary

Tom Lehrer
Planning Commission Secretary

To be approved at the September 27, 2017 Planning Commission meeting