

Charter Township of Filer
PLANNING COMMISSION REGULAR MEETING MINUTES
September 19, 2023
Filer Township Hall, 2505 Filer City Road, Manistee, MI 49660

Present: Karen Kolk, Jennifer Williams, Glenn Mandeville, Roger Dittmer, Shirley Ball, Donald Kuk

Absent: Kathy Gutowski

Also present: Larry Thompson, Zoning Administrator and Richard Wilson, Township Attorney

Meeting was called to order at 6:00 p.m. by Chairperson Williams with the Pledge of Allegiance.

Motion by Kuk, seconded by Kolk to approve the meeting agenda as presented. All in favor. M/C

Motion by Kuk, seconded by Mandeville to approve the August 15, 2023 regular meeting minutes as presented. All in favor. M/C

Discussion on resizing lot division for Manistee National PUD: Manistee National Properties is requesting that the prior approval by the Planning Commission of the creation of residential lots within the Manistee National Properties PUD, be amended to increase the size of each lot to approximately one acre each, in order to meet the septic system requirements of District Health Dept #10.

Motion by Kuk, seconded by Mandeville to approve an amendment to PUD (Planned Unit Development) issued to Manistee National Properties to authorize the requested parcel division as set forth on that survey by Spicer Group, Project No. 129929 SG 2021 dated 8-14-23, file No. ID-184. This approval allows for the creation of eight (8) residential lots within the PUD, parcels A through H within the PUD. Roll Call Vote: Kolk-yes, Williams-yes, Mandeville-yes, Dittmer-yes, Ball-yes, Kuk-yes. 6 Yeas, 0 Nays. M/C

Discussion on Zoning Amendments:

1. Address household pets and chickens.
2. Concept between a parcel and a lot.
3. Can have multiple lots in a parcel of land.
4. Need to review our Township Ordinance to be consistent with these definitions.
5. Setbacks also be clear.
6. Add to definition of a lot from Richard Wilson's sheet.

Review presented 2024-2029 Capital Improvement Plan requests and consideration of approval:

Motion by Mandeville, seconded by Kuk to approve the presented 2024-2029 Capital Improvement Plan request and forward to the Township Board for review. All in favor. M/C

Reports:

Zoning Administrator: Reviewed activity report for August.

Supervisors Report: Work at Sundling and Magoon parking lot paving and lining completed.

Zoning Board of Appeals: No report.

Board of Trustees: Regular meeting minutes from September 5, 2023 and special joint meeting with the Downtown Development Authority minutes from September 7, 2023 were reviewed.

Downtown Development Authority: Regular meeting minutes from September 5, 2023 and special joint meeting with the Township Board minutes from September 7, 2023 were reviewed. Minutes included proposal of professional services submitted by Fishbeck Engineers/Architects/Scientists/Construction, Traverse City, Michigan.

Communications:

Presentation on rail Lines reported through Filer Township. Scheduled for October Planning Commission meeting.

Public Comment: None

Any Other Business: None

Motion by Kuk, seconded by Williams to adjourn the meeting. All in favor. M/C

Meeting adjourned at 7:10 p.m.

Respectfully submitted,

Roger Dittmer, Secretary
Charter Township of Filer Planning Commission