

Charter Township of Filer
PLANNING COMMISSION REGULAR MEETING MINUTES
February 20, 2024
Filer Township Hall, 2505 Filer City Road, Manistee, MI 49660

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

Absent: None

Also present: Larry Thompson, Zoning Administrator and Timothy Figura, Township Attorney

Meeting was called to order at 6:00 p.m. by Chairman Williams with the pledge of allegiance.

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

Motion by Kuk, seconded by Kolk to approve the January 23, 2024 rescheduled regular meeting minutes. All in favor. M/C

Bill Kennis, Manistee County grant writer, did not attend the meeting for his presentation.

Thomas and Donna Nowak Special Use Permit Application:

Motion by Kuk, seconded by Mandeville to approve the Special Use Permit application filed by Thomas and Donna Nowak to construct a 14ft. x 28ft. storage building on a 20-acre parcel for equipment and supplies related to forest and wildlife management without a main dwelling in the Forest Recreational District located on Wildwood Road, Manistee, Michigan, Charter Township of Filer, Parcel 51-06-134-400-01 with the following conditions: Downward facing lighting, cannot use as living area and no indoor plumbing. Roll Call Vote: Ball-yes, Kolk-yes, Williams-yes, Mandeville-yes, Gutowski-yes, Kuk-yes, Dittmer-yes. 7 Yeas, 0 Nays. M/C

Ordinance Revision Discussion on:

- AN ORDINANCE TO AMEND CHAPTER 31 OF THE CHARTER TOWNSHIP OF FILER CODE OF ORDINANCES BY ADDING AND DELETING CERTAIN NEW DEFINITIONS; BY INCREASING THE REQUISITE SETBACK OF FENCES FOR PENS, CORRALS, OR SIMILAR ENCLOSURES IN THE MEDIUM DENSITY RESIDENTIAL DISTRICT; BY CHANGING CERTAIN SECTIONS TO INCLUDE THE TERM "PARCEL"; AND BY REPEALING ALL ORDINANCES IN CONFLICT HEREWITH.
- AN ORDINANCE TO AMEND CHAPTER 31 OF THE CHARTER TOWNSHIP OF FILER CODE OF ORDINANCES BY ADDING ARTICLE 78; TO ESTABLISH AN OVERLAY DISTRICT COVERING PARCELS ON THE LAKE MICHIGAN LAKEFRONT; TO PROVIDE REGULATIONS RELEVANT TO LAKEFRONT PROPERTIES; AND TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH.
- AN ORDINANCE TO AMEND CHAPTER 31, ARTICLE 10, SECTION 31.10.1070 AND ARTICLE 37, SECTION 31.37.3703 OF THE CHARTER TOWNSHIP OF FILER CODE OF ORDINANCES, AS AMENDED, TO CLARIFY REGULATIONS RELATING TO ACCESSORY STRUCTURES IN WATERFRONT YARDS AND TO INCLUDE A NEW ACCESSORY SPECIAL USE TO PERMIT SALES OF GOODS AT ROADSIDE STANDS NOT PRODUCED ON THE SAME LAND AS THE STAND, AND TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH.

Discussion and notes regarding Ordinance Amendment to Chapter 31, Article 10, Section 31.10.1070 and Article 37, Section 31.37.3703 consolidate into one combined ordinance.

Motion by Kuk, seconded by Mandeville to set the Public Hearing for March 19, 2024 at 5:45 p.m. for AN ORDINANCE TO AMEND CHAPTER 31 OF THE CHARTER TOWNSHIP OF FILER CODE OF ORDINANCES BY ADDING ARTICLE 78; TO ESTABLISH AN OVERLAY DISTRICT COVERING PARCELS ON THE LAKE MICHIGAN LAKEFRONT; TO PROVIDE REGULATIONS RELEVANT TO LAKEFRONT PROPERTIES; BY AMENDING ARTICLE 5 TO ADD AND DELETE CERTAIN NEW DEFINITIONS; BY INCREASING THE REQUISITE SETBACK OF FENCES FOR PENS, CORRALS, OR SIMILAR ENCLOSURES IN THE MEDIUM DENSITY RESIDENTIAL DISTRICT; BY CHANGING CERTAIN SECTIONS TO INCLUDE THE TERM "PARCEL"; BY AMENDING ARTICLE 10, SECTION 31.10.31.1070 AND ARTICLE 37, SECTION 31.37.3703 TO CLARIFY REGULATIONS RELATING TO ACCESSORY STRUCTURES IN WATERFRONT YARDS AND TO INCLUDE A NEW ACCESSORY SPECIAL USE TO PERMIT SALES OF GOODS AT ROADSIDE STANDS NOT PRODUCED ON THE SAME LAND AS THE STAND, AND TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH. Roll Call Vote: Ball-yes, Kolk-yes, Williams-yes, Mandeville-yes, Gutowski-yes, Kuk-yes, Dittmer-yes. 7 Yeas, 0 Nays. M/C

Reports:

Zoning Administrator: Presented monthly zoning report.

Supervisors Report: No report

Zoning Board of Appeals: Rescheduled regular meeting for January 23, 2024 minutes were reviewed.

Board of Trustees: Budget Public Hearing minutes from February 6, 2024 and regular meeting minutes from February 6, 2024 were reviewed.

Downtown Development Authority: Meeting cancelled. One parcel owned by DDA is in process of selling.

Communications: None

Public Comment: None offered at this time.

Any Other Business: None

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

Meeting adjourned at 6:35 p.m.

Respectfully submitted,

Roger Dittmer, Secretary
Charter Township of Filer Planning Commission