

MINUTES OF THE COOPER CHARTER TOWNSHIP
PLANNING COMMISSION HELD ELECTRONICALLY
TUESDAY SEPTEMBER 16, 2020

A meeting of the Planning Commission of Cooper Charter Township was held on Tuesday, September 16, 2020, electronically pursuant to the Open Meetings Act and Governor Whitmer's Executive Order 2020-75.

Members Present: Asselmeier, Boekhoven, Corke, Feil, Fooy, Frederick and Wiersma.

Members Absent: None.

Also Present: Michael Homier of Foster, Swift, Collins and Smith, attorneys for Cooper Charter Township; Julie Johnston, Township Planner and Zoning Administrator; Jeff Sorensen, Township Supervisor, and members of the public.

Chairperson Asselmeier called the meeting to order at 7:00 p.m.

Approval of Agenda

A motion was made by Comm. Feil, supported by Comm. Corke, to approve the agenda. Motion carried 7-0.

Review and Approval of Minutes

Members of the Planning Commission reviewed the Minutes of the August 18, 2020 meeting. A motion was made by Comm. Feil, supported by Comm. Boekhoven, to approve the Minutes. Motion carried 7-0.

Public Comment

Township Supervisor, Jeff Sorensen, mentioned that he may have comments but would like to refrain until after Commissioner Comments.

Public comment was closed.

New Business

None.

Discussion on the Accessory Building Height Ordinance Amendment

Julie Johnston, Township Planner and Zoning Administrator presented the proposed Ordinance amendment regarding the height of accessory buildings with the side wall height limitations removed. Commissioners reviewed the proposed ordinance amendments and commented on the wording.

Township Attorney Mike Homier asked if the lot coverage ratios still applied to accessory buildings on lots more than 2.5 acres in size. The commission discussed that they did not desire allowing unlimited sized and unlimited amounts of accessory buildings that were not regulated by lot coverage ratios.

Township Supervisor Jeff Sorensen commented that the biggest concern of the public was the side wall height and not the size of the accessory buildings.

Comm. Boekhoven commented on the appearance of accessory buildings and asked if the Township would want to consider language that requires accessory buildings in a platted area to appear similar to the primary structure with a roof that isn't flat or with a minimum slope.

The Commission decided to table the discussion and resume the review at the next planning commission meeting where Julie Johnston will provide updated language for review.

Discussion on Keeping Animals Ordinance

Township Planner and Zoning Administrator, Julie Johnston presented the proposed Ordinance regarding the keeping of livestock and honeybees. The proposed Ordinance addresses non-commercial (hobby) farm operations especially in densely developed areas of the Township. Administrator Johnston remarked that the idea behind this brand new ordinance was to allow Township residents that owned enough property to keep livestock or honeybees for their private enjoyment on a noncommercial basis as an accessory use.

Several of the commissioners voiced concerns about the amount and size of animals allowed on smaller parcels.

Township Supervisor, Jeff Sorensen commented that his largest concern with the proposed Ordinance was allowing large livestock on a small parcel that is less than an acre, or having multiple large animals when there is not an acre per animal to accommodate their physical needs. The commission discussed the concerns and potential limitations that should be added to the Ordinance.

A proposed property size of two and a half acres was discussed to keep large animals, and an acre for a medium sized animal. Comm. Boekhoven stated that a large hog goes to market at 250 pounds and the Commission should consider a large animal to be 200 pounds or more at maturity.

Comm. Frederick stated that he believes that residents with less than an acre desire to keep small animals like chickens and rabbits and asked if that would be a consideration.

Taking the Commission's discussion into consideration, Township Planner Julie Johnston was asked to revise the proposed Ordinance for review at the next meeting adding limitations to the amount and size of livestock allowed.

Commissioner Comments

Commissioner Coke voiced concern with the Rod and Gun club pertaining to the amount of noise issues 7 days a week from sun up to sundown.

Township Supervisor, Jeff Sorensen stated that the Township has taken multiple complaints regarding the shooting and is concerned.

Additionally, Mr. Sorensen mentioned that the Township received a complaint regarding a local tree service and that additional information may be coming before the commission at a future time. Township Attorney, Mike Homier stated that he will be reviewing the documentation that the Township supplied him regarding the complaint.

Adjournment

There being no further business before the Commission, a motion was made by Comm. Boekhoven, supported by Fooy, to adjourn the meeting. Motion carried 7-0.

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