

Curtis Township Planning Commission
2nd Quarter Meeting
April 2, 2015

Meeting called to order at 7:05 by Chairperson Walls Pledge of Allegiance was given

Roll Call: Present: Chairperson – Ken Walls, Committee Members - Edith Rogers & Harley Hopp-Township Liaison, ABSENT: Don Hunter, Jerome Orefice Public Present: 6

Written letter of resignation of Don Hunter. MOTION: Hopp/Rogers to accept Ayes 3 – Nays 0 Motion Carried. Supervisor Kenyon has appointed for the interim Paul Grabstanowicz (until Twp Board Mtg April 9, 2015), also discussed sending Paul and Chairperson Walls to a training class-this will be presented to the township board at the next township board meeting.

Approval of the Agenda: Hopp/Rogers 3 Ayes- 0 Nays - Motion Carried

Approval of Minutes from January 5, 2015 – Hopp/Rogers 3 Ayes – 0 Nays - Motion Carried

Zoning Administrators Report: See township meeting minutes

Old Business: 1) Changed out old/new wording for ordinance in books,

New Business: 1) Dog Kennel Special Use permit – discussed Westwind Kennels LLC/Owners Mike & Valerie Potter (formally Hill Top Kennels) adding to the current kennels. At the present time they have a kennel license from Alcona County that allows them to have 30 dogs, they would like to up that number to 40.

- a) Westwind Kennels LLC stated that they are going to add dog runs and update the current structure by renovation of the existing structure and consolidation of several side sheds. Additionally, they stated that “there would be no dogs left outside at night and that this would silence any fear of dog noise”.
- b) Westwind Kennels LLC stated “that since the kennel never shut down from owner to owner the Special Use permit transfers to the current owners. The old owners left at noon and the current owners took over at noon the same day (June 22, 2014).
- c) Chairperson Walls stated that the “Special Use” permit was not voided because of a one-year shut down of the business. Since the business was continuous (between two owners) the “Special Use” permit remains in place.
- d) Chairperson Walls stated that Westwind Kennels LLC, will have to come before the ZA, John Karoly with the site plan and to see what they need to do to comply with the Curtis Township zoning ordinances.

2) Chairperson Ken has books he would like the committee to read-which he handed out.

3) Discussion to update zoning ordinance for non-conformity and/or special use in a CBCC zone. After much discussion there was a **MOTION:** Hopp/Rogers to set for Public Hearing changes to the CTZO – Section 3.02E “*Should such structure be destroyed by any means to an extent of more than seventy-five (75%) percent of the total square footage of the principal structure, it shall not be reconstructed except in conformity with the provisions of this Ordinance.*”

TO BE CHANGED TO:

“It is the intent of this Zoning Ordinance to encourage the continued maintenance and upkeep of all non-conforming buildings. To that end, a non-conforming use that is destroyed by any means, in part or in whole, may be restored to a new and/or original condition (footprint) subject to current zoning regulations.” 3 Ayes – 0 Nays Motion Carried.

4) Future issue – One (1) acre rule for a business in a CBCC Zone – will be discussed at future meetings.

Next meeting date will be Thursday April 30, 2015 for a public hearing on zoning ordinance for non-conformity and/or special use in a CBCC zone. Correspondence: N/A Public Comment: N/A

Motion to adjourn: Hopp/Rogers at 7:57 p.m. 3 Ayes Motion Carried

Respectively submitted by: Teresa J. Perkins, Recording Secretary CTPC, Minutes subject to approval