

Jonesfield Township
Planning Commission Meeting
Minutes for April 09, 2019

- Meeting was called to order at 7:00 pm
- All members present
- Pledge
- Vote to approve minutes from previous meeting – 01/08/19
 - M. Kenny – moved
 - J. Siler – support
 - Motion carried
- Jim Gray’s Zoning Report
 - Sent out two letters
 - S. Meridian Rd – has begun moving vehicles
 - M-46/Meridian Rd – received letter late and asked for 1 week extension
 - Resident had contacted Saginaw Co. Road Commission requesting signs to be placed at edge of village for truck drivers not to use jake breaks.
 - Property on M-46/Chapin needs clean-up. Home of disabled and retired veteran. Suggest to school as community project.
 - Mike’s Party Store property. Property owned by Brown. It was given to a family who moved and has since returned ownership to Chad Brown. Jim will contact to see what his next steps will be for this property
 - Windows are broken in building and need to be secured.
 - Davis across the road may be interested in purchasing property for a Farmer’s Market type of business.
 - Question? Surrounding area is residential. Should this property be returned to residential status?
- Update on May 7th ordinance special election
 - Letters were sent to all residents explaining purpose of election including ballot language.
 - Several residents still believe voting for/against wind turbines themselves.
 - Can copies of both old/new ordinances be available for viewing during election? Marcia will ask this question.
- Marijuana Act Ordinance
 - Adopted as Police Ordinance by Jonesfield Township Board. Definitions of Ordinances below:
 - A police power ordinance does not regulate the “use of land,” rather; it regulates an “activity.” Examples of “activity” include, among others, motor vehicle regulations, parking, health code, food safety, boats and marinas, blight, noise and junk. But in these examples, the ordinances should not regulate where activities are located.

- A zoning ordinance, on the other hand, regulates “use of land.” It might also regulate “activity,” but if an ordinance has regulation of land use, then it must be adopted as, and called, a zoning ordinance.
 - There was some concern with process of adopting this ordinance and the timing without consultation of Planning Commission. Planning commission members would have preferred to send recommendation to township board.
 - Need to have ordinance for shipping containers?
 - Shipping containers are becoming more popular for storage on property
 - M46/Chapin has container near property line
 - Thomas Twp. has restrictive use ordinance
 - 30 days or the duration of a building permit
 - Question? – Do we want an ordinance for containers? If so, how would they be treated?
 - Discussion thoughts: add as accessory building, over 200 sq ft needs a building permit, R1 restrict to same as Thomas Twp., A1 & A2 follow accessory building ordinance. (Section 306)
 - Continuation of 5 year review of zoning ordinance
 - Section 302 (11) Fences (a) & (c)
 - Motion was made by J. Siler to change “Residential Zoning District” to “Residential and A2 Zoning District with the exception of Agricultural Use.
 - Supported by R. Bluemer. Motion passed 4-1
 - Current wording: No fence, wall, or structural screen, other than those in front yards, shall exceed six (6) feet in height in any Residential Zoning District.
 - New wording: No fence, wall, or structural screen, other than those in front yards, shall exceed six (6) feet in height in Residential and A2 Zoning Districts with the exception of Agricultural Use.
 - Section 302 (11) Fences (c)
 - Current wording: In any Residential Zoning District, fences, walls and structural screens shall not exceed three (3) feet in height in any front yard and must be of such construction that the fence can be seen through for its entire length.
 - New wording: In Residential and A2 Zoning Districts, fences, walls and structural screens shall not exceed three (3) feet in height in any front yard and must be of such construction that the fence can be seen through for its entire length.
 - Section 302 (11) Fences (d)
 - Discussion of fence on property line can be hard to maintain on adjoining property side. Many districts prefer fencing on property lines. If on line, the adjoining side becomes the responsibility of that landowner to maintain. If leave an area behind fence, then indirectly give use of land to neighbor. Still determined important that the “good” side of the fence must face the adjoining property.

- Motion made by J. Siler that “All fencing shall be installed with the finished “good” side facing adjacent property.
 - Support by K. Nock – Motion passed
 - Current wording: If fencing is located on or less than two (2) feet from a lot line, it shall be installed with the finished (“good”) side facing toward adjacent properties.
 - New wording: All fencing shall be installed with the finished (“good”) side facing toward adjacent properties.
- Section 308 Farm Animals
 - Looking to adopt similar animal definitions from Richland Township which has more detailed animal classifications.
 - Secretary Nock will retype this section with all changes updated by planning commission and have available for next meeting review.
- Section 305 (3) Screening Requirements
 - Current wording: Screening shall be constructed and maintained whenever a non-residential use is established on land sharing a boundary with any Residential Zoning District, and whenever multi-family housing is established adjacent to a single family or two-family residential use. Screening shall be provided by one of the following: (there are no changes in following section)
 - It was determined to remove “non-residential use” and replace with Business and Manufacturing Zoning Districts.
 - New wording: Screening shall be constructed and maintained whenever a business/manufacturing (B and M Zoning districts) use is established on land sharing a boundary with any single family or two-family residential use. Screening shall be provided by one of the following:
 - In section 504.1 and 504.2 in Chapter 5 the bottom left section of the chart labeled “Screening/Buffering Requirements” will be removed as it is no longer needed.
- It was determined to suspend further discussion of shipping containers, review of updated animal definitions, and Zoning Ordinance Section 4 review until next meeting.
- Motion to adjourn by J. Siler
 - Support by K. Nock
 - Passed – meeting to adjourn at 9:31pm
- Next meeting is July 9, 2019 at 7:00pm.