

Sumpter Township
Planning Commission Meeting
Minutes
March 14, 2013

Meeting called to order at 6:30 pm by chairman Stalmack showing present: Borden, Taylor, Clark, Cichewicz, Stalmack, Bates, Oddy, Chudzinski & Claxton. Also present: Planner Kreps, Deputy Clerk Hurst and approximately 12 residents.

Motion by Clark, supported by Claxton to approve the February 14, 2013 minutes. Motion carried unanimously.

Motion by Cichewicz, supported by Clark to open the Public Hearing for the Zoning Ordinances at 6:35 pm. Motion carried unanimously.

Planner Kreps spoke and stated that the commission has been working on these updates for 1 ½ years. The last major update was in 1977. Planner stated that there were new items added due to the existence of outdoor furnaces so there is language to make them comply with the ordinance. Any resident who currently have outdoor furnaces will not have to comply with the stipulations, only a new furnace being installed must follow the rules.

Gary Rolgarski of 46801 Executive Drive spoke and inquired what was the distance from lot line and the height of the flue? Answer: Must be 200' from lot line and the flue must be 30' high. Mr. Rolgarski stated that he sells outdoor furnaces and the units only come with an 18' flue the UL tested unit. Why would you insist on a 30' high flue? A chimney is not that high. Also the 200' from the lot line is ridiculous most parcels are 150' wide. Planner Kreps stated that there are exceptions and the building administrator could make that determination. Kreps stated that she works with the surrounding communities and this language is consistent and standard.

Brad Traskos of 44077 Willis question was what areas of the township would the furnaces be allowed? Answer AG (Agricultural) RF (Rural Small Farms) & R1 (Country Home Residential). Mr. Traskos stated that the units are not cheap they start at \$8,000. Mr. Rolgarski stated that it was more like \$16,000. Not for the average homeowner.

Commissioner Bates wanted to talk about flag lots in the zoning ordinance. Planner Kreps stated she gave information to Esther of some suggested language. The flag lots are not part of the zoning section of the ordinance it would be in the general law section (private roads) of the ordinances and the planning commission does not govern that section, the township board has that authority.

Motion by Oddy, supported by Clark to close the hearing at 7:04 pm. Motion carried unanimously.

Motion by Cichewicz, supported by Oddy to send the zoning section and zoning map to the township board for adoption. Motion carried unanimously.

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Motion by Claxton, supported by Bates to adjourn at 7:13 pm. Motion carried unanimously.

Respectfully submitted,

Esther Hurst
Deputy Clerk