

Sumpter Township
Planning Commission
Minutes
December 9, 2010

Meeting called to order by Chairman Stalmack showing present: Borden, Walker, Clark, Kennedy, Stalmack, Swinson, and Oddy. Excused absence Boelter & Cichewicz. Also present Attorney Young, Deputy Clerk Hurst and 5 residents.

4. Minutes

- A. Motion by Kennedy, supported by Borden to approve the minutes of regular meeting November 18, 2010. Motion carried unanimously.
- B. Motion by Kennedy, supported by Walker to approve the minutes of the special meeting December 2, 2010 with changes to the last paragraph. Motion carried unanimously.

5. Business

- A. Mr. Alexander of 46569 Arkona who has applied for a farm pond spoke and stated that that he would like to change and have an ornamental pond, which only has to be 30 feet away from the property lines. Attorney Young spoke and stated that if he wants this change then the Planning Commission does not have any jurisdiction on this request and it must be referred to the Township Board. Attorney Young stated that under the Soil & Erosion section of the Ordinances page 1128, which is Section 29 & 30.
- B. Motion by Kennedy, supported by Borden to remove this item and send it to the Township Board. Motion carried unanimously.

6. Open Floor:

Attorney Young spoke and introduced Mr. Eddie Zeer as the owner of 17440 Sumpter the building at the northwest corner of Sumpter & Bemis road. He has permits with the building department and is improving the building. He would like to follow all the proper procedures necessary to be in compliance. Attorney Young directed him to come to this commission for a site plan for his building. He will now be adding a new use, which is package liquor to the existing party store/pizza/deli market. Mr. Zeer would like to work hand in hand to make this a nice building for the community. Pizza would be the general use with extra items sold like a party store would have. The outside of the building will be stucco and the size of the building would not change.

Kennedy stated that any time a building has been closed for a period of time it must come before the planning commission for review.

Several commissioners stated that the building was not closed. Mr. Zeer has in the past rented the building to different people.

Attorney stated since there was not new construction no engineer drawings are necessary. The parking lot is what it is. This is not a new operation just a site plan review. Pictures were passed around showing some of the improvements he has made so far.

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Commissioners would like to have the business licenses checked for the past to see that the building was always open.

Clark stated that he would like to entertain a motion to approve this project pending that Mr. Zeer would provide the proper documentation needed. There was no support to this motion.

Kennedy stated that if we allow him to do this without seeing the proper documentation prior to we are setting a precedence and that will effect future projects a well. Kennedy stated he must follow our ordinances and get the proper paperwork filled out for this business. He can come to the next meeting, which will be held January 13 for his business to be addressed.

Oddy stated how do we stop all these individuals who start project before they get the proper paperwork filed for them. Attorney stated that our ordinances are very outdated and the township board has hired Carlisle/Wortman to update them so they can be clear. If the township can somehow get more funds they can bring back our ordinance department and the items can be enforced.

7. **Adjournment:** Motion by Kennedy, supported by Borden to adjourn at 8:03 pm. Motion carried unanimously.

Respectfully submitted,
Esther Hurst
Deputy Clerk