

MINUTES OF THE EMMETT TOWNSHIP
PLANNING COMMISSION
DECEMBER 18, 2006

Meeting was called to order at 7:00 pm by Chairman Lottie. Roll call taken, Lottie, Koltunowicz, Greenia, Heiden were present. Mueller sat in for Brzuchowski who was absent.

Minutes of the November meeting were read. Heiden moved to accept the minutes as read. Mueller second the motion. Motion carried.

Mr. Miles Hildebrand (owner of Blue Water Equine Clinic) was present. He wanted to inform us that he changed general contractors and asked about installing his sign. It will face N & S will be a two sided sign and have a landscape light underneath it to light it up. Jim Waddy (building inspector) was also present and he suggested he submit a site plan for the sign because it was not on the original site plan. Heiden made a copy of Article 17 Signs and Outdoor Advertising Regulations and gave Mr. Hildebrand a copy. He has a temporary occupancy permit and the office will be open on Monday.

Mr. Jex (mechanical inspector) and Jim Waddy (building inspector) were both present to help answer questions planning has re: a pool ordinance and to discuss Out-door wood boilers.

Lottie stated we do not have any pool ordinance at this time. Waddy stated you need one to state the placement of the pool, regarding to other buildings, everything else is covered under the building code and the state law does not allow it to be placed under any electrical lines. A pool should require a building permit with a site plan. Jex stated he would not need to look at the pool unless it is being heated by gas, and he would inspect the pipes. Planning looked at Kenockee and Wales Twp. ordinances they both require 4 feet between pool wall and any building on the lot. Waddy stated that is a good distance because it is far enough so that no one can jump into the pool from any building. Lottie asked what the definition of a pool is? Waddy stated If it holds at least 2 feet of water it is a pool. Planning will put pool ordinance on the agenda for January 2007 and discuss it in more detail.

Out-door Wood Fired Boilers: Dan Jex stated Greenwood Twp. is working on an ordinance for these and that is the only township he knows of that has one or is working on one. He stated someone in the town of Yale installed one and someone installed one inside an accessory building. Lottie asked about MI regulations. Jex said they need a mechanical permit for the pipes going from the structure to the house, there are no other regulations, other than it is considered an accessory building therefore it has to be at least 10 feet from any other building. Planning asked what would help to displace the smoke from these boilers. Waddy stated a taller wood stack would help, Jex stated the placement would help, if it is placed out in the open where houses are not too close. Example if its down in a low area the smoke would linger. They agree there is no specific thing that can guarantee a neighbor would not get smoke in their house or be bothered by the smoke it produces. The MTA states we don't need an ordinance. Planning feels if we make an ordinance and a neighbor is still bothered by the smoke even though they followed our ordinance we would be held responsible. Jex will keep us informed on Greenwood Twp. ordinance and we will discuss any new information received on this topic, but at this time no action will be taken. Waddy will keep an eye on the MI web site for any new regulations.

Waddy informed us that we have nothing in our accessory building ordinance that states how close one accessory building can be to another accessory building. Lottie stated that we can ammend article 15 pg. 107 letter e, by eliminating the word main and change it to the word any building.

Elections: Heiden nominated Lottie for Chairman, all were in favor. Heiden nominated Koltunowicz for secretary, all were in favor. Mueller nominated Heiden for Vice Chairman, all were in favor.

Correspondence: MI Governmental Immunity Law: A quick reference chart was received, written by Plunkett & Cooney. Their website is www.plunkettcooney.com. A letter from the Metropolitan Planning Commission to Mr. Kean states that St. Clair County has obtained year 2005 color aerial imagery for the entire county. This data is being shared at no charge with our community. It can be distributed on a DVD and used for official government business only, and not to be sold. It may be loaned out to a community's hired consultant, but must be returned to the local community upon completion of the project. You can also see it on

<http://gis.stclaircounty.org/landmanagement/viewer.htm>. The MAP (Michigan Association of Planning) are holding three workshops in February, March, and April 2007. The closest one to us is in Clinton Township.

Greenia did ask Pat if we were in compliance with the MI Zoning & Enabling Act, awaiting a reply.

Master Plan Review: Mueller talked to Kaufman and he stated we need to type up any changes and state that we discussed the master plan and add those pages to the Master Plan. Heiden put the CD from Wade Trim in his lap top and stated he can do all the editing. He will ask Pat how to get access to the new census and will check with Land & Graphics to update our maps.

It was decided to hold off on the training until the Master Plan is updated.

Greenia moved to adjourn the meeting, Heiden second the motion. Meeting closed at 8:45 p.m.

Recording Secretary

A handwritten signature in cursive script, appearing to read "Lois Koltunowicz".

Lois Koltunowicz