

Paradise Township
Planning Commission
2300 E. M-113, Kingsley, Mi. 49649
Thursday March 2, 2023 at 6:00pm

Agenda

- A. Call to Order/ Pledge of Allegiance**
- B. Roll Call:** Anderson____Armstrong____Whims____Graham____Stocking____Green____
Carr_____
- C. Conflicts of Interest:**
- D. Approval of Minutes:** January 5, 2023
- E. Changes/Deletions to Agenda:**
- F. Public Input** (Limited to 2 minutes unless otherwise approved by the Commission)
- G. Communications/Presentations:**
 - a. Memo re: Utility scale solar zoning regulations
- H. New Business:**
 - a. Meeting dates for 2023-24
- I. Old Business:**
 - a. Master Plan Update – Green
 - b. Short Term Rentals
 - c. Event Barns – Special Events (#19-06) Revised
- J. Other Matters to be Reviewed by the Commission**
- K. Administrative Items:**
 - ZA Report – January & February
 - Township Rep. Report
 - ZBA Report
 - General Discussion
- L. Agenda for next meeting**
- M. Adjournment**

Paradise Township Planning Commission

Thursday January 5, 2023 6:00pm

Paradise Township Hall

2300 E M-113, Kingsley MI 49649

MINUTES

A. Call to order by Chairman Anderson at 6:00p.m. Pledge of Allegiance

B. Roll Call:

Members present: Max Anderson (Chairman), Carrie Armstrong (Vice-Chair), Jennifer Graham, Ron Carr, Carol Stocking, Stephanie Green

Members Absent: Rob Whims

Township Staff: None present

C. Conflicts of Interest – None

D. Approval of Minutes – December 1, 2022

Stocking/Carr: Motion to approve the Minutes as presented.

CARRIED 6/0

E. Changes/Deletions to Agenda – None

F. Public Input - 6:02 pm no one spoke

G. Communications/Presentations – None

H. New Business

1. Election of officers

Stocking/Carr: Motion to keep the current slate of officers for 2023 being Max Anderson – Chair, Carrie Armstrong – Vice-Chair, Rob Whims – Secretary.

Roll Call: Anderson – yes, Armstrong – yes, Graham – yes, Stocking – yes, Green – yes, Carr – yes

CARRIED 6/0

2. Set meeting dates for 2023

Discussion: Adjust dates so meetings are in rhythm with Township Board meetings for efficiency. Suggested the 4th Thursday of every month except for November and

December being the 3rd Thursday due to the holidays. Keep the 6:00pm start time.

Graham/Armstrong: Motion to set 2023 Planning Commission meeting dates as follows – 6:00pm on February 23rd, March 23rd, April 27th, May 25th, June 22nd, July 27th, August 24th, September 28th, October 26th, November 16th and December 21st.

CARRIED 6/0

3. Report from Twp. Board re: Amendment #20-05 Accessory Dwellings
Twp. Board has questions, PC discussed them and addressed concerns, returning to Twp Board for review.

I. Old Business

1. Master Plan update (Green) – Need feedback from PC before February meeting.
2. Short-Term rentals
3. Event Barns /Special Events #19-06 Revised – Board discussion - consult Roger on a few points, bring back to February meeting.

J. Other Matters to be Reviewed by the Commission – None

K. Administrative Items

- ZA Report –December 2022
- Twp. Rep Report (Stocking)
- ZBA Report (Whims)– nothing to report
- General Discussion – DDA update

L. Agenda for next meeting

New Business:

1. Annual Report

Old Business:

1. Master Plan update (Green)
2. Short-Term Rentals
3. Event Barns
4. Accessory Dwellings

M. Adjournment

Carr/Stocking: Motion to adjourn at 7:16pm

CARRIED 6/0

**NEXT PLANNING COMMISSION MEETING WILL BE HELD
ON THURSDAY, FEBRUARY 23, 2023
AT 6:00 P.M. AT THE PARADISE TOWNSHIP HALL**

MEMORANDUM

TO: Paradise Township Planning Commission
FROM: Roger Williams, Township Planner/Zoning Administrator
SUBJECT: Utility Scale Solar Energy Systems
DATE: For meeting date February 2, 2023

Background:

In 2019, the Paradise Township Board amended the Zoning Ordinance to add utility scale solar energy systems (See Article 2, Definitions, Utility Scale SES, Article 6 Agricultural Land Use District, Section 6.4 K, and Article 13, Site Development Standards, Section 13.50).

The Township developed these regulations under pressure from a utility company that had draft leases for several hundred acres of land to develop a large scale solar energy system.

Even though the company never developed a solar system in the township, recent information indicates that solar energy Companies will be getting incentives to develop more facilities in Michigan.

This is an ideal time to reexamine the current regulations (that were hurriedly developed) and carefully research the current trends in solar (i.e. storage batteries) and develop regulations that are up to date and thoughtfully reflect the township's goals for the regulation of solar energy development.

Recommendation:

That the planning commission examine the current regulations, research other more current ordinances, and develop recommendations to improve the current township solar energy zoning regulations (if found necessary).

Paradise Township proposed amendment # 19-06 Special Events (revised 01/05/23)

Amend Article 2, Definitions to add:

Event Barn: Means an existing historic agricultural barn converted to commercial use for weddings, parties, community events, fundraisers, corporate retreats and similar special events. May also mean a newly constructed barn in a rural area intended to serve the same purpose.

Special Event: Means any event with the anticipated participation of 300 or more people, on either public or private property, that will or is intended to generate or involve public attendance, participation or spectators for a particular and limited purpose and time, including but not limited to, for-profit parties, festivals, concerts, shows, exhibitions or similar events or activities.

Amend Article 5, Forest Recreational District, to add a **new Section 5.03.1 Uses Permitted when authorized by Special Use Permit** as set forth in Article 15 with site plan review as set forth in Article 14 of this Ordinance:

A. Section 5.03.1 Event Barns and Special Events

Amend Article 6, Agricultural District, Section 6.04 Uses permitted when authorized by Special Use Permit as set forth in Article 15 with site plan review as set forth in Article 14 of this Ordinance.

L. Event Barns and Special Events

Amend Article 11, General Provisions to add:

Section 11.18 Event Barns

“Section 11.18 Event Barns -An event barn as defined in Article 2, Definitions, shall meet the following conditions:

1. Certification as to the structural condition, electrical, and plumbing status of the facility by Grand Traverse County Construction Code Office.
2. Certification by the Fire Department that the structure and adjacent areas meet the requirements of the Fire Code.
3. Certificate of insurance for liability in the amount of \$1,000,000.00.
4. Health department permits for food handling and preparation.
5. Applicable licenses for the serving of alcohol. No alcoholic beverages shall be served after 10:00 pm.
6. Provisions for security for the event-copy of contact for private security or public agency
7. Certification that the number of guests will not exceed 200 persons.
8. Adequate off-street parking to accommodate 100 vehicles.
9. Lighting shall be shielded to direct the light onto the property and not produce glare or light straying onto adjoining properties, and shall meet the standards of Section 11.03.
10. Provisions are made for trash collection and removal- copy of contract with waste hauler
11. Hours of operation with amplified music shall not exceed 10:00 pm.
12. Amplified music shall not cause a disturbance to neighboring residences.

13. Signs shall comply with Article 16, Section 16.04”
14. Fencing shall be provided to prevent guests from entering adjacent private property.
15. The event shall not commence prior to 9:00 am, and must be ended by 10:00 pm with all guests and participants having left the premises by 11:00 pm. Set up and tear down times are outside of this timeframe.

Section 11.19 Special Events

“Section 11.19 Special Events – A Special Event as defined in Article II, Definitions shall meet the following conditions:

1. Environmental Health: An adequate and safe supply of potable water, restroom facilities, food and beverage storage and handling, and a sanitary method of disposing of sanitary and solid waste that meets the requirements of the Grand Traverse County Health Department.
2. Alcohol: Applicable licenses for the serving of alcohol to be displayed. No alcohol is to be served after 10:00 p.m.
3. Traffic and Parking: A traffic management plan shall be submitted with the application. It shall be approved by the agency or department that has jurisdiction over the road(s) serving the event.
4. Signage: Signs shall comply with Article 16, Section 16.04
5. Lighting: Exterior lighting shall comply with Article 11, Section 11.03 and shall be turned off within one (1) hour after the Special Event ends. Lighting shall be shielded to direct the light onto the property only, and not produce glare or light straying onto adjacent property.
6. Public Safety: A copy of the approval of the event with State and local law enforcement and emergency services that approves the event management plan and finds the plans for public safety adequate. No special event shall exceed any occupancy load as determined by the International Fire Code or the Michigan Building Code.
7. Insurance: Certificate of insurance for liability in the amount of \$3,000,000.00.
8. Music or Entertainment: Sounds caused by music or entertainment shall not be heard or objectively measurable at any decibel or hertz level greater than normal conversation on any property that is not described in the application. All amplified music and entertainment shall cease by 10:00 p.m.
9. Operational Limitations: The planning commission shall determine the maximum number of events annually for each facility after consideration of location, likelihood of adverse impacts on neighbors, traffic, access, and nearby land uses.”
10. The special event area shall be fenced to prevent guests from trespassing onto adjacent private property.
11. The event shall not commence prior to 9:00 am, and must be ended by 10:00 pm with all guests and participants having left the premises by 11:00 pm. Set up and tear down times are outside of this timeframe.

4ZONING ADMINISTRATOR'S REPORT
January 2023

12/27 Phone call from J. Smith – realtor re: parcel numbers
01/05 Emailed land use permit summary for 2022 to Ch. Anderson
01/05 On phone standby for planning commission meeting
01/06 Email re: 10433 Roop Rd. land use permit application
01/07 Email to applicant re: 10433 Roop Rd.
01/07 Email to M. Eiden re: home distillery in ag district – zoning regs
01/07 Approve land use permit for single family residence in Section 25 (s)
01/08 Approved land division in Section 28 emailed to assessor
01/11 Email to Clerk Gulliver re: 10433 Roop Rd.
01/13 Email to Lajko & Gulliver re: possible zoning violation
01/15 Email from C. Stears re: short term rentals permitted?
01/20 Phone call from T. Beardsley re: modular home OK?
01/23 Phone call to M. Anderson re: PC agenda
01/25 Phone call from T. Peoples re: fence setback

ZONING ADMINISTRATOR'S REPORT

February 2023

- 01/28 Approved land use permit for single family residence
- 02/01 Phone call from M. Brock – builder re: accessory building
- 02/02 Email to County Codes re: amended land use permit
- 02/03 Phone call from J. Smith re: zoning of parcel
- 02/04 Email from L. Deeren – realtor re: pole barns and manufactured housing
- 02/07 Approved land use permit for residential solar array
- 02/07 Email to L. Canning re: expired land use permit
- 02/07 Amended land use permit # 2022-36
- 02/08 Phone call from Golden Rule Construction re: zoning regs in Paradise Ranch
- 02/08 Email to L. Canning re: amend land use permit application
- 02/09 Approved new land use permit – L. Canning
- 02/10 Phone call from M. Smith re: permit needed for shed?
- 02/13 Email from R. Veenstra re: land split options
- 02/15 Email from M. Bower re: private road maintenance issue
- 02/15 Phone call from J. Smith re: moving modular from downstate – re: roof snow loads