

Kearney Township Planning Commission
Regular Meeting Minutes
September 20, 2021 5:30 PM

Call to Order: 5:32PM EDT

Roll Call: Present: Alger, Jacques, Murray

Pledge of Allegiance

Conflict of Interest: None

Approval Agenda: Moved: Alger Second: Jacques, Carried

Approval of Minutes: Motion to approve Minutes of the August 2021 meeting Alger
Second: Jacques, Carried (Attachment A)

Correspondence: Village of Bellaire comments on Township Master Plan Section 4 Future Use Plan (Attachment B)

Public Comment: Bradley Keiser, Village of Bellaire Dept. of Public Works Supervisor
Village water and waste disposal systems are near capacity. Future connections will be considered on a case-by-case bases.

Report from Zoning Administrator: Not present

Old Business:

1. Master Plan

Moved Jacques, Second Alger to approve Section 1 of the Master Plan as attached, Approved.
(Attachment C)

Moved Jacques, Second Alger to approve Section 3 of the Master Plan as attached, Approved (Attachment
D)

Agreed to work on sections two and four for October Meeting

2. Zoning Ordinance

Motion Jacques, Second Murray to recommend the Township Board Amend the Zoning Ordinance
Appendix as attached. Motion Carried (Attachment E)

New Business: None

Public Comment: None

Commission Comment Move Alger, Second Murray to move the November Meeting to 5:30 PM EST November 12,2021

Adjourn: 6:23 PM EDT

Respectfully Submitted,



R E Jacques
Secretary

Approved as presented 10/19/2021

September 20, 2021 Attachment A
Approved Minutes of August 16, 2021 Meeting

Kearney Township Planning Commission
Approved Regular Board Meeting Minutes
Monday August 16, 2021
5:30 pm

Chairman Campbell called the meeting to order at 5:32pm

Roll Call: Present: Alger, Campbell, Przybyszewski, Jacques, Murray

Pledge of Allegiance

Conflict of Interest: None

Approval Agenda: Motion by Jacques, support by Murray to approve the agenda. All voting yes. Motion carried.

Approval of Minutes: Motion by Jacques, support by Alger to approve the minutes from the July 2021 meeting. All voting yes. Motion carried.

Correspondence: None

Public Comment: None

Report from Zoning Administrator N/A

Old Business:

1. Master Plan Will continue working on the Master Plan. There was a question on whether we are trying to "sell" our township and what we are trying to accomplish with it. Some feel that it can be scaled back on as it is too wordy. Moving forward we are going to go by section and look to see if what we have is relevant. Will continue to use the document that Dick has set up and emailed to everyone. We will continue to put our edits in this document and bring them to the next month's meeting.
2. Review of Other Township Ordinances Table for now. Gloria has binder with all area township ordinances in it and she will make sure the board gets it.
3. Township Applications This was accomplished and will be take off the next Agenda.
4. Questions from Library about Strategic Plan- This was discussed that it had nothing that pertains to us as we are not in the downtown area.

New Business:

- A. Structure requirements Dick will write up verbiage in the appendix for changing structure requirement to dwelling. Notes at the bottom of page 8 we need to spell it out on what we expect. Ed wants the planning commission to work on the square footage. It needs to be specified that it must be 720 square feet of living space on the main floor not on combined floors. This will need to be written up and given to the township board and then there will have to be a public hearing about it.
- B. Election of Officers. Przybyszewski made a motion with a second from Campbell to appoint Tim Murray Chairperson for the Planning Commission. Tim accepted nomination. All voting yes. Motion carried.
Przybyszewski made a motion to appoint Dick Jacques Secretary of the Planning Commission with a second from Campbell. Jacques accepted the nomination. All voting yes. Motion carried.

Public Comment: None

Commission Comment Gloria and Melissa thanked everyone for all their help. Ed thanked Melissa and Gloria for all their years of service on the Planning Commission.

Adjourn: Motion by Campbell to adjourn the meeting at 6:25 pm with a second from Jacques. All voting yes.
Motion. Carried.

Respectfully Submitted By

Melissa Przybyszewski, Secretary

Approved 9-20-2021



R E Jacques, Secretary

September 20, 2021 Attachment A
Village of Bellaire response to Township Future Use Plan

SECTION IV - KEARNEY TOWNSHIP FUTURE LAND USE

**Can the Village sewer & water handle what is being purposed?
Has this been discussed with the Village?
Without the Village in put this section may not be accurate at all.**

A review of the existing conditions of the Township, together with a study of the unique natural features including the soils and surface water, and in relation to the goals that the Township Planning Commission wish to achieve, leads to a future land use plan made up of the following planning districts:

Commercial:

Although commercial needs to the Township are limited in the future and most commercial growth will occur with the Village of Bellaire, it is recommended that an area along M-88 just south of the Village be designated for future commercial development.

By DG?

The area already has some commercial activities even though the soils are not particularly suited to development. These activities are presently close to the village wastewater treatment facility, which will eliminate onsite sewage disposal. Special care will be needed to ensure that storm water run-off from commercial developments is retained on site and allowed to percolate slowly into the ground water to prevent sediments and pollution from entering Lake Bellaire.

BOWLING
DB
Shunt
ACT
All on
private
system
currently

Manufacturing:

An area for manufacturing development is located east of the Airport north to Eddy School Road. This district includes the existing industrial park. Care in the development of industrial sites will need to be taken for storm water run-off, sewage and handling of special wastes.

Residential:

The primary area designated for residential growth is north of Schuss Mountain and east of the Village. This area is close to the urban services available in Bellaire and also with reasonable distance to connect to the wastewater treatment facility. Soil conditions are also fairly suitable for urban type development.

How will
Mains be
ran? Pump
station?

It is recommended that subdivision and cluster/open space type development be encouraged in this district as well as duplex, assisted living, and multiple family uses. It is expected that the full range of public services will eventually be available to this district and that these services will be provided by developers on a project basis as the need and desire for development projects take place.

A secondary residential district is recommended east of the manufacturing district along County Road 620. Again, soils will permit development here and the area is close to the Village to permit the extension of utilities into the area in the future. The proximity of the manufacturing district was also considered and this area may serve as a housing area for future employees of businesses in the industrial districts.

who is permitting?

Forestry, Agricultural and Low Density Residential:

The vast majority of the Township is made up of this district. This is due to the following factors:

- Much of the Township is made up of very fragile soils with steep hills and wetlands and a lot of surface water.
- Water quality is very important to the quality of life of the Township and is at risk due to the fragile nature of the land and conventional development practices.

This district is designed to encourage forestry and agriculture as the primary uses, with low density residential allowed. The township does not expect to provide the full range of urban services to this area, and subdivision development should be discouraged.

Residential development will be permitted on an acreage basis, where there is sufficient space to ensure no degradation of groundwater and the need for road improvements, utility extensions and additional funds for emergency services will not be required.

Resort Residential:

This planning district is intended to provide for recreational facilities requiring large land area (such as golf courses and ski resorts), and associated residential development. This may include both short-term overnight rental accommodations and year-round residential structures ranging from detached single-family dwellings to attached multiple family structures. Retail and service businesses would be allowed to the extent that they are a usual and necessary part of the recreational and residential development. They exist for, and are of a scale appropriate to, the primary purpose of serving the resort.

Much of the Township is made up of steep hills, fragile soils and seeps from the hilly terrain in to the valleys, which in many cases contain wetland areas.

Future development near these environmentally sensitive areas is best addressed on a case-by-case basis so that the development can be directed away from the fragile areas. Care needs to be taken to protect the water of the Township from insecticides, pesticides, fertilizers and septic waste pollution. Soil erosion can easily occur from both earth disturbance activities as well as storm water run-off.

The recreational and residential use areas that are expected to experience the highest growth are those having the greatest changes on elevation. These same areas will attract large numbers of people. Therefore, transportation both to the resort area from other areas of the

state and township, as well as, movement of people within the resort itself, are of major concern. Both the pedestrian and vehicular traffic must be accommodated while ensuring that emergency vehicles have the ability to reach and service the development. Due to elevation changes, number of people attracted and the distance of this type of development from the Village of Bellaire, the potential exists for very high costs to service this type of development. A relatively small portion of the population of the township would benefit from these infrastructure improvements.

The necessary utilities and infrastructure shall be installed prior to, or in conjunction with, the proposed development with the cost to be borne by those proposing the development.

Who own and maintains these extensions?

Cost of Extensions? Millions of \$

Village lagoon capacity? We are very close to maxed out

of wells needed to provide water?

Non Village residents pay double... Currently

Easements for Utilities? How are the utilities being ran

Attachment C
Updated Master Plan Section 1

SECTION I – BACKGROUND

Statutory Basis and Purpose of Plan

This Plan is developed pursuant to the requirements of Act 184 of 1943, Act 168 of 1959 and The Michigan Enabling Act, Act 33 of 2008 as amended, being the Township Rural Zoning Act. This Act requires that a zoning ordinance be based upon a plan designed to promote the public health, safety, and general welfare of the Township residents, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land; to conserve natural resources and energy; to meet the needs of the state's residents for food, fiber and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land; to insure that uses of the land shall be situated in appropriate locations and relationships.

The purpose of the Plan is to be a sound basis for administration of the Township Zoning Ordinance and to provide a guide for the conservation of natural resources and property values and the general development of land and population for Kearney Township, Antrim County, Michigan.

To avoid the overcrowding of population; to lessen congestion on public roads and streets; to reduce hazards to life and property; to facilitate adequate provisions for system of transportation, sewage disposal, safe and adequate water supply; education, recreation and other public requirements.

To conserve the expenditure of funds for public improvements and services to conform to the most advantageous uses of land resources and properties.

Township History

The Township of Kearney was set off from Forest Home Township at the January 1875 meeting of the Supervisors of Antrim County. The first annual election was held the first Monday in April 1875. The land was designated as "all that part of Town 30 North, Range 7 and 8 West, lying East of the center of Intermediate Lake and the thread of the Intermediate River." The boundaries remain the same today.

While no actual connection can be found to an early settler, the name Kearney probably referred to a place in Ireland. It was habit to name places after that country because this area so reminded our forefathers of the beautiful countryside in Ireland.

Attachment D
Updated Master Plan Section 3

SECTION III- GOALS AND OBJECTIVES

Planning Goals

The Kearney Township Planning Commission has established the following goals as the basis of the Master Land Use Plan:

- 1. To protect the surface and ground water quality of the Township by establishing land use restrictions appropriate to soil type, terrain and other characteristics to ensure absorption, filtration and runoff control.**
- 2. To encourage development in appropriate areas while minimizing public expenditures needed for public improvements and public services.**
- 3. To direct development to areas most suitable and to provide guidelines for good development practices by maintaining "Zoning districts" appropriate to the soil type, terrain and other characteristics of the area.**
- 4. To promote and/or develop recreational facilities such as but not limited to walking/biking/equestrian trails, fishing facilities, launch ramps, parks and public access sites for the benefit of residents and visitors to the Township.**

Attachment E
Recommended Update to Zoning Ordinance Appendix

Kearney Township Zoning Ordinance

Appendix

Table I
Parcel Requirements

Zone	Minimum Lot Area	Minimum Lot Width	Front Setbacks	Side Setbacks	Rear Setbacks
A	2 acres	200'	50'	15'	35'
R1	20,000 SF	100'	50'	15'	35'
R2	40,000 SF	200'	50'	15'	35'
R3	(1)		50'	15'	35'
C	15,000 SF	100'	50'	15'	30' (2)
M	1 acre	200'	50'	15'	30' (2)
PD	*****	No minimum	*****	*****	*****
AP					
RR	15,000 SF	100'	50' (7)	15' (7)	35' (7)

Structure Requirements

Zone	Max. Height	Min. Floor Area	Min. Width
A	35' (3) (4) (5)	720 SF	20'
R1	35' (4) (5)	720 SF (8)	20'
R2	35' (4) (5)	720 SF (6)	20'
R3	35' (3) (4) (5)	720 SF (6) (7)	20'
C	35'	720 SF (9)	20'
M	35'	720 SF (9)	20'
AP	35' (10)	(10)	(10)
RR	35' (5)	720 SF (6) (7)	20'

Notes:

- (1) Density limited to 14 Units Per Acre.
- (2) Setback with alley is 25 feet.
- (3) Farm structures limited to 80 feet in height.
- (4) The height shall be no greater than thirty-five (35) feet or two and one half (2 ½) stories for dwellings in the A, R1, R2, and R3 Zoning Districts, and thirty-five (35) feet in the RR Zoning District.
- (5) Two-family dwelling requires a minimum of 600 square feet (SF) per dwelling.
- (6) The minimum floor area for multiple-family dwellings shall be provided according to the

**Kearney Township Zoning
Ordinance Appendix**

Table I

Efficiency	350 SF
One Bedroom	550 SF
Two Bedroom	800 SF
Three Bedroom	1000 SF

(7) Refer to Article IV, Section 4.09 C.

(8) The Minimum floor area for single family dwellings is 750 square feet on the primary living level and bounded by the permanent exterior walls of the structure. Dwellings shall be a minimum of 20 feet wide within the permanent exterior walls for the entire length of the structure. Exterior walls must be constructed over a basement, foundation or slab.

(9) Applies to the primary structure. Smaller ancillary buildings are permitted in this zone.

(10) Airport structures must comply with state and FAA area and width requirements. The maximum height limitation shall not apply to control towers.