**Standish Township Planning Commission**

**Minutes August 2, 2021**

The August 2, 2021 meeting was brought to order by Deb Krajewski at 6PM followed with the Pledge Of Allegiance.

Present: Deb Krajewski, Dale Raymond, Ryan Klenk, Frank Allinger

Absent: Wayne Reetz and ZA Harold Woolhiser

Motion made by Frank Allinger and supported by Ryan Klenk to approve the July 5, 2021 minutes as presented. Motion passed 4 to -0-.

Motion made by Ryan Klenk and supported by Dale Raymond to approve the agenda as presented. Motion passed 4 to -0-.

Zoning Administrator report (Harold Woolhiser). No written or verbal.

Old Business: fence ordinance changes.

Deb K. started out stating that PC adjourns in October and comes back in April. She would like us to finish the issue on fences and not carry the fence issue over to next year

PC Board went over worksheet, page by page.

1. All agreed to insert Deb K. paragraphs, page 5-8 Lakeshore District changes, under Additional District Requirements: waterfront property, including channels or canals, the front yard is the side facing the water. No fence, screen, wall, hedge or the like shall be extended, constructed or located within the front yard setback of any waterfront property. No fence, screen, wall, hedge or the like shall exceed 30 inches in height in the Lakeshore District. Delete the paragraph starting with No dwelling, structure, fence, hedge or the like all the way to the end. Add to bottom of the page, See Article 2 general fence requirements, including permits.

All agreed, to insert Deb K. paragraph for other district changes: insert in page 5-7, under Additional District Requirements: Insert before (amended 10/10/21),insert after, For waterfront property, the front yard is the side facing the water, No fence, screen, wall, hedge or the like that exceeds 30 inches in height shall be extended, constructed or located within the front yard setback of any waterfront property. Add to bottom of page, See Article 2 for general fence requirements, including permits.

All agreed to insert Deb K. paragraph, page 5-3, under Other District Requirements, insert (amended 10/10/21),after first sentence insert, No fence, screen, wall, hedge or the like that exceeds thirty inches in height shall be extended, constructed or located within the front yard setback of any waterfront property. Botton of page insert, See Article 2 for general fence requirements, including permits.

1. Definitions: Waterfront property is property that has frontage on a lake, river, channel or canals. Hold on definition of Lakeshore property. Fence; a barrier, railing, hedge, or upright structure typically of wood or wire, enclosing an area of ground to mark a boundary control access, or prevent escape. Permit; give authorization or consent to someone to do something. Fence height; is the measurement from the ground level adjacent to the primary structure wall, provided that fill shall not be permitted for the purpose of achieving a higher fence or wall than otherwise would be permitted. These will be added to the back of the book.
2. When amending an article in the zoning book put the amended date by the title, such as 2.15 Fences (amended 10/10/2021) example.
3. Add; Intent: the intent is to provide reasonable regulations for fence installation while allowing property owners the ability to install a fence for aesthetic, screening, separating, security purposes, as well as protecting the front view for lakeshore or waterfront property.
4. Add; Permit Required: prior to the construction of any fence or wall, the property owner shall obtain a zoning permit from the township zoning administrator.
5. Add Survey; Survey: the township zoning administrator may require the owner of the property upon which a fence is to be constructed to establish property lines through the placing of permanent stakes by a licensed surveyor, at the property owner’s expense.
6. Add Exempt; Exempt: fence ordinances are exempt from farm and general farm operations.
7. See all zoning districts for added regulations.

2.16 (Ryan Klenk to come up with a better title than what is in the book.

Under 2.16 list below

 A) Clear vision area: No structure, fence, wall or planting shall be erected, established or maintained on any lot which will obstruct the view of drivers in vehicles approaching an intersection of two roads or the intersection of a road and a driveway. Fences, walls structures or plantings located in the triangular area described below shall not obstruct vision between a height of thirty inches and six feet above the lowest point of the intersection road. Trees shall be permitted in the triangular area provided that limbs and foliage are trimmed so that they do not extend into the clear vision area or create a hazard. Landscaping or ground cover shall not be located closer than 3 feet to the edge of any driveway or road pavement within the triangular area.

 The unobstructed triangular area is described as the area formed at the corner intersection of two road right of way lines: the two sides of the triangular area being twenty feet in length measured along abutting public rights of way lines, and third side being a line connecting these two sides, or the area formed at the corner intersection of a public right of way and a driveway, the two sides of the triangular area being ten feet in length measured along the right of way line and edge of the line driveway and third side being a line connecting these two sides. See diagram in back of book.

 B) Corner Clearance: fences or walls shall comply with the specifications of the clear vision. No fence, wall, structure or planting more than thirty inches in height shall be established or maintained with 25 feet of the intersection of any road with of way lines, including railroad right of ways. See diagram in back of book.

For all other property thirty inch front, six feet side and rear and must follow all setbacks. Location on the corner lots the following regulations shall apply on the yard facing a road. A six food height fence shall be permitted provided it does not extend closer to the street than any portion of the principal dwelling. A four foot high fence may be erected in the setback area, provided that any such fence shall be non-obscuring in design and not closer than five feet to a road right of way. Walls on a corner parcel shall not be permitted to extend closer to the road than any portion of the principal building.

 C) Obstruction to Use of Adjoining Property: No fence or wall planting shall be erected where it would prevent or unreasonably obstruct the use of adjacent property. Nor shall a fence or wall be erected where it would obstruct or prevent the continued safe use of an existing driveway or other legal means of access to adjacent property. In enforcing this provision, the zoning administrator may require a fence or wall to be set back a minimum distance from a driveway or property line.

 D) Fence or Wall Material: fences shall be constructed of good quality materials ordinarily and customarily used in residential fence construction. Page wire fences, chicken wire fences, single strand wire fences, fences that carry electric current, fences most suitable to contain horses and livestock, and other fences more commonly used in farming, or livestock operations shall be prohibited. Wall shall be constructed of durable materials that are architecturally compatible with the materials used on the façade of the principle structure on the site. Finished side of the fence shall face away from the interior of the lot and the pole side shall face the interior of the lot. Barbed or electric wire fences are permitted in the agriculture district only. Barbed wire cradles may be placed on top of fences enclosing public utility buildings or wherever deemed necessary by the zoning administrator in the interest of public safety.

 E) Fence and Wall Maintenance: fences and walls shall be maintained in good condition and disrepair shall be replace, removed or repaired. Unless prohibited by zoning district regulations, fences, walls, and similar enclosures are not subject to the setback provisions established by those regulations. A non-conforming use which is grandfathered in and should go into disrepair cannot be replaced in areas where they would now be prohibited. Replacement fences must now comply with current zoning district regulations.

Ryan Klenk volunteered to input the changes into a draft of the zoning ordinance so we can see how it reads at our next meeting.

New Business: None

Township Board updates (Ryan Klenk)

Township Board approved Sandy Drive

Public Comment: None

Motion to Adjourn: Made by Ryan Klenk and supported by Frank Allinger to adjourn the meeting. Motion passed 4 to -0-. Time 7:45PM

Minutes recorded by Dale Raymond