

ALAMO TOWNSHIP ZONING BOARD  
December 3, 2007

Members Present: B. Smith  
G. Bosch  
B. Kennedy  
S. Hoogstraten  
A. Osborn  
Others Present: R. Vlietstra, Ron Feniger, Mark and Sharon Rose

The meeting was called to order at 8:00P.M. by Chairman B. Smith followed by the Pledge of Allegiance.

Township Attorney R. Soltis was not present.

The first order of business was to talk with Sharon and Mark Rose concerning their desire to have a child care center on their property. R. Vlietstra said he had talked with the attorney about this matter. He said because of the anticipated number of children, their idea could not be considered a home occupation. Since the property is in C-2 already, and since we might well consider this a commercial activity, it could be possible to add this as a "Permitted Use" or a "Special Exception Use" in the C-2 district. There is presently no provision for this land use in the ordinance. We need to work on possible standards and regulations for commercial sized day care and pre-school centers.

S. Hoogstraten made a motion to approve the November minutes

Seconded by G. Bosch

Motion approved 5 - 0

S. Hoogstraten made a motion to move our meeting time up to 7:00 PM.

Motion died for lack of a second.

B. Smith began a discussion on draft Ordinance 46-62 to provide for Motor Vehicle Wash Establishments.

There were some questions and discussion about proposed Special Exception Use standards and regulations contained in draft Article VI .

46-62 Article VI a.: Twenty thousand square feet is smaller than the minimum lot size in the several districts (commercial and industrial) into which the land use might be placed. This less than ½ Acre lot size would not allow for much drainage area when considered along with stipulations in Article VI e.

46-62 Article VI c. : It was felt that, for "vacuuming activities", a setback of 100 feet is too close for an established residence although it may be OK for commercial neighbors.

46-62 Article VI d. : Requiring "potable" water precludes water saving technology such as filters which would allow some recycling and reuse of water thus reducing the effluent.

46-62 Article VI e. : The word "Gallons" needs to be inserted after "1,000" in line three. The second part of e. regarding owner/operator maintenance of a water use log should be a separate letter listing.

The site plan regulations in h. and j. should be moved up closer to the other site plan regulations (c. and above).

S. Hoogstraten said that he had problems about this proposed text change. We agreed that we need to find out what the DEQ regulations are for the various types of car and truck washes. S. Hoogstraten will call James Janiczek from the Water Bureau to get information.

B. Kennedy will contact the Packerland slaughter house in Plainwell to ask them what facilities they have for disposition of manure from stock trailers, and what regulations they observe.

The next order of discussion was Draft Ordinance 46-60, Article VI which adds language to Article VIII section 8.9 of the Zoning ordinance #46M regarding campgrounds.

It was agreed that the word "Commercial" is not necessary.

The board began to read through and discuss the several proposed regulations.

46-60 Article VI a. : should read "minimum lot size for a campground"

46-60 Article VI b. : brought up the ever perplexing question of frontage requirements and exact meaning of "front on"

46-60 Article VI c. : add "other than tent camping"

46-60 Article VI d. : too vague

46-60 Article VI f. : drop altogether

Further discussion, it was felt, would be far more productive with the assistance and council of our attorney, who was unable to attend this meeting as planned for personal reasons.

It was felt that it might be worthwhile to invite Gary Howe (owner of the local race track, where patrons camp in the parking lot before and after race events) to discuss state mandated camping regulations, as well as the need for appropriate local regulation.

G. Bosch made a motion to adjourn the meeting. Seconded by A. Osborn. Motion approved 5 - 0. The meeting was adjourned at 10:05 PM.

Respectfully submitted,

Alyce Osborn, Secretary