

SHERMAN TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 11, 2024

1. Meeting called to order 7:00 pm. Pledge
2. Roll Call:
Present: Mark Kukal, Doug Berens, Wayne Berens, Jim VanBoven, Don Clark, Al Smalligan, Butch Deur
3. Approval of Agenda: 1st by Al Smalligan and 2nd by Mark Kukal
4. Approval of Meeting Minutes: 1st by Don Clark and 2nd by Wayne Berens
5. Public Comments (3 minutes):
 - Warren Stroven had a question regarding regulations on lot divisions.
 - Parcels that have been divided once and have been split again without having 40 acres on the parcel that was split a second time.
 - He also had a question regarding road frontage.
 - If the resident has less than 40 acres, they would need to go in front of the ZBA and ask for a variance to split the land.
 - Warren feels that he may have a neighbor that has split a parcel of land and did not have 40 acres.
 - Residents can file a land split with the Register of Deeds without notifying the township. This does not make the split legal.
 - Warren is going to get the specifics to Chad.
6. Communications:
 - Chairman's Comments: MOMENT TO REMEMBER
 - Butch has a copy of Wilcox Master Plan. They sent this to us as a courtesy.
 - Wilcox did add Wilderness areas.
7. Existing Business: Comments from Ryan regarding shipping containers, new maps and sample ordinance to go over.
 - All members have a copy of the updated map, and all residents can view a copy on line.
 - All old maps have been destroyed.
 - Ryan presented a draft copy of the Accessory Structures Ordinance with the language that the Planning Commission talked about at their August meeting.
 - The committee discussed the draft, and a few changes were made. **A copy of this draft is attached.**
 - In 13 (A) – **“W” Wilderness was added.**
 - In 13 (B) - revised **that you need five (5) acres to have one shipping container**
 - Also, revised that **you are not able to exceed two (2) shipping containers per parcel.**
 - The committee discussed 13 (D) and how the container would have to remain locked when not in use, as this could be a safety issue.

- The board discussed how each member felt regarding shipping containers:
 - **Don** wants the resident to have at least five (5) acres to have one (1) container and then allow one (1) more with another 5 acres.
 - **Al** does not want the township to allow any shipping containers.
 - **Wayne, Butch, Jim, Doug and Mark** are good to allow one (1) shipping container no matter the number of acres and one (1) more container with an additional five (5) acres.
- Doug will present the draft with changes to the Township Board at their October meeting.

8. New Business:

- Zoning administrator has items to address.
 - This is just a heads up that Jon Miller would like to sell his house with four (4) to five (5) acres.
 - Jon currently has 80+ acres, with some land that is not tillable as it is muck and sand soil.
 - Jon was referred to the ZBA for this request.

9. Review:

- Doug will present the draft copy of the Accessory Structures Ordinance, (shipping containers), to the Township Board and get their view.

10. Public Comment:

- Ken, (speaking as a resident), regarding shipping containers.
 - Asked why we are only allowing shipping containers in Rural Resident and Ag and not in Wilderness.
 - He does not want to see shipping containers in Sherman Township used for storage containers.
 - Asked if the resident would have to have a zoning permit for the shipping container.
 - Yes, they would have to have a zoning permit.
 - What happens when we get too many shipping containers in the township.

12. Adjournment: 7:50 pm

Residents in the audience: Stan Stroven, Ken Smalligan and Warren Stroven

Respectfully submitted by,
Chris Berens

DRAFT

The following language has been prepared by the Sherman Township Planning Commission to address the use of shipping containers as accessory structures. The Planning Commission's intent is to allow shipping containers to be utilized in Sherman Township under limited conditions, as outlined below.

PROPOSED LANGUAGE BELOW TO BE ADDED TO ARTICLE III, SECTION 3.02 – ACCESSORY STRUCTURES:

13) Shipping containers may be used as an accessory structure provided the following requirements shall be met in addition to all other Section 3.02 requirements:

- A) The use of shipping containers as an accessory structure shall only be permitted in the side and rear yards in the "A" Agricultural District and "R-R" Rural Residential District, *"W" Wilderness*
- B) The use of shipping containers as an accessory structure shall be limited to one (1) shipping container per parcel, with an additional one (1) shipping container allowed ~~per five (5) acres of~~ *with* land, not to exceed ~~four (4)~~ *two (2)* shipping containers in total per parcel.
- C) Shipping containers utilized as an accessory structure shall be placed on the ground, shall not be placed on a vehicle, axles, wheels or other structure, shall not be buried or partially buried in the ground at any time, and shall not be stacked.
- D) At all times, shipping containers utilized as an accessory structure shall be maintained in a good, reasonable and clean condition, shall remain locked when not in use, and shall not be utilized for dwelling purposes.

*↓
Safety issue*