

SHERMAN TOWNSHIP PLANNING COMMISSION

Public Hearing for Zoning Changes

January 11th, 2023

Started @ 7:04pm

Present in the Crowd:

- Tim Boeskool
- Steve Kotecki
- Phil Rottman
- Pat Stroven
- Warren Stroven
- Brenda Nelson
- Karen Berens
- Jamie Kukal
- Ken Smalligan

Hearing pertains to about 5 different items that the sub-committee of the board has been working on for many months.

Pertinent Information:

- Section 3.12 rule 2: Square footage size on accessory buildings (state has it at 200 sq ft.) township making changes to match the state law.
- Section 8.04 section 4: Area regulations minimum size lot, there should be a minimum size lot of 40 acres in the agricultural district.
- Section 5.01: Sign ordinance square footage change from 4 to 6, if you have to read a sign looking at the words or image to interpret the sign than you are in violation of this ordinance, had to add provisions so you could have signs in a perpendicular fashion. Free standing, hanging, or attached signs.
- Updated the township zoning map: got rid of a legacy issue (on Luce) there was a strip that was removed, 500ft sewer hookup, Miller's resort now classified as a resort on the map as it was not before, land down by the old golf course kept as a resort per landowner, dark green on the map is considered wilderness (state or forest-service owned – government owned), added rules to protect the wilderness land, extended and added some lake district along Peck Lake and Peterson Lake (denser development and smaller lots), Camp Echo fits into the resort district.
- Solar Energy: asking townships to put in verbiage into their ordinances.

Public Comments:

- Warren Stroven – Question about Dayton townships agricultural area regulations compared to Sherman township. Dayton township has a very restrictive agricultural checklist that must be met.
- Steve Kotecki – Question about wooded areas being included in agricultural land, concern about how many acres you can farm on related to the 40-acre dividing rule, and tax rates (residential vs agricultural). Another question about the 500 ft. sewer hookup.
- Brenda Nelson – 32 acre and 8 acre lots in zoned agriculture question on if she couldn't split the land could she still build on them. Can't split, but can build a house.
- Tim Booskel – question on getting a variance on the land. Said that it is case dependent and must go through the ZBA for a variance.
- Karen Berens – question on splitting agricultural land and building a house, another question about customary farm signs.
- Warren Stroven – question about an area of resort zone.

Meeting Closed to Public Comment @ 8:25pm.

1st Mark Kukal and 2nd Al Smalligan.

Committee Discussion

- 1st Mark Kukal and 2nd Al Smalligan motion to vote.
 - Entire committee votes yes to pass it on to the township board for approval.