

MANSFIELD TOWNSHIP
PLANNING COMMISSION
MANSFIELD TOWNSHIP HALL
MARCH 7, 2012 6:00 P.M.
QUARTERLY MEETING

The quarterly (#1) meeting was called to order by Chairperson Richard Craig at 6:00 P.M. EST. The pledge of allegiance was then recited.

Present were Richard Craig, Melvin Johnson, Ernie Ganz, George Minerick, and Zoning Adm. Pam Minerick. Pat Dishaw was absent. There were no individuals in the audience.

Chairperson Richard Craig informed the commission that this would be his last meeting, in that he had tendered his resignation. The commission members expressed their thanks to Richard for his service.

The minutes of the January 11, 2012 Re-zone meeting on the Dorothy Magray property, were accepted without change (approved). Motion to approve by Ernie, second by Melvin. Motion approved, with all voting yes.

Zoning Adm Pam Minerick reported that she had received one inquiry relative to a potential re-zone and land split. Pam also distributed a letter from Bev Camp, District 5 Commissioner that indicated because the Iron Co. Planning Commission was disbanded in July 2011, It was no longer necessary for our Planning Commission to notify the county of any changes to our zoning ordinances. Pam also explained her NO vote rationale at the Twp Bd mtg on Feb 15, 2012, with respect to accepting our negative decision on the Magray re-zone request. The Twp board accepted our recommendation on a 4 to 1 vote.

Motion by Ernie, second by Melvin, to name George as the new Planning Commission Chair. Motion approved, with all voting yes.

Motion by Ernie, second by Melvin, to name Pat as the new Planning Commission Secretary. Motion approved, with all voting yes.

A general discussion was then held relative to what was envisioned by us as to the future/direction that should govern the township; e.g. Improvements to its infrastructure, Dawson Lake operations, recreational trails, basketball court, softball field, etc..

The next meeting (Second Quarter) of the Planning Commission was set for June 13, 2012, 6:00 P.M. at the Mansfield Twp hall.

Motion to adjourn at 7:10 P.M. by George, second by Melvin. Motion approved by all.

Respectively submitted by
George Minerick, Acting Secretary

MANSFIELD TOWNSHIP
Planning Commission
June 13, 2012



The second annual Planning Commission meeting was called to order by Chairman George Minerick, 6:00 P.M. at the Mansfield Township Hall. Present were Melvin Johnson, Ernie Ganz, Pat Dishaw, George Minerick and zoning administrator Pam Minerick.

Agenda items were: Selection of a Vice President
Zoning Enforcement
Third Annual Meeting Date

Board members were given time to read minutes of the March 7, 2012 Planning Commission meeting. Melvin made a motion to approve the minutes with a second from Ernie. All Ayes.

Pam listed four site inspections: Thomas McNack, porch; Robert Dickman, Storage Building; Chet Warmboe, Storage Building and Bill Mauk, Storage Building.

Melvin made a motion to elect Ernie Ganz as Vice President, second by George Minerick, all ayes.

A discussion ensued about the John Luderman illegal land split. George presented the motion he would recommend to the Mansfield Township Board excluding the last paragraph (Attached Recommendation) Ernie Ganz second. All ayes.

George stated that all zoning question should go to the Zoning Administrator.

The Board is seeking a fifth member for the Planning Commission. Members were asked for suggestions of possible applicants.

The date of the third annual Planning Commission meeting was set for October 3rd with a possible date of December 12th as the fourth annual meeting date.

Melvin made a motion to adjourn and a second from Ernie at 7:00 PM. All Ayes.

Pat Dishaw, Secretary

13 June 2012

MOTION BY G. MINERICK:

The Planning Commission recommends that the Mansfield Twp Board immediately initiate pro-active legal action (Circuit Court) to enforce the regulations specified in the Township Zoning book. Specifically, to render "null and void" the property deed transaction (LIBER 585 page 339) entered into by John D. Luderman and Carl R. & Jeannine K. Nelson at the Iron Co. Register of Deeds on Oct. 26, 2011. Said warranty deed encompasses an illegal land split (Michigan Land Division Act violation) and total disregard of the zoning regulations specified for property zoned as RR-1. Absolutely no request for the aforementioned was ever brought to the zoning board (Planning Commission) for review, plus the deed description encompasses property not even owned by the seller (Luderman).

~~Failure by the Twp Board to take this very necessary and appropriate legal action to enforce the full zoning regulations will result in all members of the Planning Commission to tender their resignations. Either the Twp has zoning regulations that are enforced (signs entering the township indicate this to be true), or we have no zoning requirements what so ever.~~

MANSFIELD TOWNSHIP
PLANNING COMMISSION

OCTOBER 3, 2012 6:00 P.M.
THIRD ANNUAL MEETING

The meeting was called to order by Chairman George Minerick at the Mansfield Township Hall. Present were: Ernie Ganz, George Minerick, Bill Grabowski, Pat Dishaw and Pam Minerick, Zoning Administrator. Absent was Melvin Johnson. There was no audience present.

The Pledge of Allegiance was recited and George welcomed new member, Bill Grabowski to the Board.

George asked if there were any additions to his prepared agenda. There were none.

The minutes of the June 13, 2012 meeting were approved with a motion from Ernie with a second by Bill. All ayes. Motion carried.

Pam handed out a zoning report listing the activity so far in the 2012 year. She also noted that every structure needs a Zoning Permit while a structure over 200 square feet needs a Building Permit also.

George asked that the zoning minutes be sent to Supervisor Dick Dryjanski and Art Bloomburg so that all Township Board members would be receiving them. At present, only the Clerk to make salary payments, Pam Minerick as Zoning Administrator, and Pat Dishaw, representing the Township Board and secretary had received them.

Pam stated that CUPAD was sending a representative to review the Sagola Township Planning Ordinance and it may be informative for the Mansfield Planning Commission to attend. This was agreed upon and Pam will let the Board know when the date of this meeting is to be held and perhaps could be held in conjunction with Mansfield's fourth annual meeting.

Pam gave an update on the litigation on the Luderman/Nelson property sale and went over some of the facts in this case. George questioned the attorney's billing system and the high cost of phone conferences.

The pros and cons of Ordinance/Enforcement officer were only discussed as this is a Township Board Issue.

Next meeting is December 12, 2012 at 6:00 P.M. unless noted otherwise.

Ernie made a motion to adjourn with a second from Pat Dishaw, All Ayes. Meeting adjourned at 7:15.

Pat Dishaw, Secretary

**2012 MANSFIELD TOWNSHIP
ZONING ADMINISTRATOR'S REPORT**

SITE INSPECTIONS:

1. 3/28 Thomas Machniak – Rebuild mudroom on Ellenwood Lane
2. 4/12 Robert Dickman - Storage Bldg on Channing Road
3. 5/22 Chet Warmboe - Storage Bldg on Kopfs Road
4. 5/30 Bill Mauk - Storage Bldg on Newberg Road
- 5 7/13 James Marlowe – New camp in Dykes
6. 8/28 Brock VanOss – Storage bldg on Way Dam Rd
7. 9/23 Gary Dickman - Home addition at 513 Channing Rd
8. 9/24 Mike Larsen - Storage Bldg on Ellenwood Lane

REZONE

1. 1/11/12 - Magray Re-zone was denied

MANSFIELD TOWNSHIP
Planning Commission
Mansfield Township Hall
December 12, 2012, 6:00 PM

Chairman George Minerick called the fourth annual meeting to order at 6:00 PM and led in the pledge of allegiance. Members present were: George Minerick, Ernie Ganz, Pat Dishaw, Melvin Johnson, Bill Grabowski and Zoning Administrator Pam Minerick. There was no audience present.

George presented an agenda and asked for any addition. Pat suggested we might discuss the Floodplain Ordinance.

Minutes of the October 12, Planning Commission was approved with a motion by Pat and second by Ernie. All ayes.

Zoning Administrator Pam Minerick reported there was no activity except several phone calls.

Pam and George attended a Sagola Planning Commission meeting where a CUPPAD representative gave a presentation on preparing a written Planning Commission Ordinance. It was estimated the cost would be between six and nine thousand dollars. The general consensus of the Mansfield Planning Commission Board was to work on the plan and printing themselves.

George brought up requirements for zoning permits on small structures such as deer blinds, wood sheds, etc. This was listed as a possible change in the new ordinance.

George felt the Luderman encroachment which the township board decided not to pursue was a bad decision and may be setting a precedent.

The Township Board has approved an Ordinance Enforcement Officer and advertised for applications. Ernie Ganz was against an enforcement officer as he felt this was unnecessary.

Pam presented a fee scheduled from Sagola Township for ordinance violations which could be adopted by Mansfield Township.

George gave an update on the Luderman/Nelson litigation.

Pat handed out a section taken from the Michigan Township Association Magazine which had questions and answers concerning Planning Commissions.

Pat discussed some of what she had learned about the Floodplain requirements sighting some of the pros and cons in them. This ordinance would be a Township Board decision but could have an effect on zoning.

Tentative meeting dates were set for March 6, 2013 and June 12, 2013 at 6:00 PM.

Meeting was adjourned at 7:10 with a motion from Melvin and second by Ernie.
All ayes.

Pat Dishaw, Secretary