

**Special Use Hearing--Butler Township Planning Commission-**  
**Butler Township Hall -- 993 Butler Road**  
**Monday, January 14th 2013 7:00 p.m.**

1. **Call to Order @ 7:00pm by Chairperson Doug Bracy**
2. **Pledge of Allegiance**
3. **Planning Commission members present:** Vern Geer, Autumn Ivey, Michelle Reed, Janis Olney, Eileen VanVleet, & Chairperson Doug Bracy.  
**Planning Commission Members absent:** Ron Freeman, Chris Parker and Donna Stanton.  
**Others present:** Reggie, Ivey, Zoning Administrator Jim Webb, David & Patricia Ross, Gary & Jeanine VanPatten, Bill Reed, Jr. Mike & Amy Brown.

Zoning administrator Jim Webb noted that there were no new permits issued.

4. **Approval of previous minutes.** A motion to approve the minutes from the October 8, 2012, meeting. V. Geer/M. Reed. All in favor, motion passes  
Gary Van Patten was wondering about the setbacks that were discussed at the meeting in October, the planning commission will set a date for a meeting to continue that discussion. Jim Webb noted that it would take at least 3-5 weeks to finalize all that is needed to change language regarding the changes in setbacks.
5. **Close regular meeting.** A motion to close the regular meeting. A. Ivey/V. Geer. All in favor, motion passes, meeting closed at 7:05pm.
6. **Call Special Use Meeting to Order**  
Chairperson Doug Bracy read the section of 16.16, home occupations. See attached form.
  - A. Mr. Browns request – Mr. Brown is requesting a Special Use Permit to operate a small Taxidermy business out of his home.
  - B. Questions from the Planning Commission. RE: Disposal of waste from business, Mr. Brown stated that Republic will take waste as regular collection. Mr. Brown also stated that in the summer he would not put waste outside, he will keep in freezer until waste pickup so as not to have the odor. Are there any hazardous material used in his business. Mr. Brown's response, no.
  - C. Questions from the public. Mr. Ross stated that he couldn't believe that Republic would take bones and skulls.
  - D. Mr. Browns response: He stated that there is not that much waste to what his process consists of, skinning and cleaning the animal, for mounting. He only receives the head from the patron.
7. **Close the Public Portion of the Meeting:**  
A motion to close the public portion of the meeting. V. Geer/A. Ivey. All in favor, motion passes, meeting closed at 7:20pm.

**A. Planning Commission debates Mr. Browns request.** Chapter 12, section 12.05 was read by Chairperson Doug Bracy, with comments as to Mr. Brown meeting the requirements. See attached form.

B. Approve, deny, postpone, or approve with conditions the request.

**Roll call vote for request.** V. Geer, **Yes**, A. Ivey, **Yes**, M. Reed, **Yes**, Janis Olney, **Yes**, Eileen VanVleet, **Yes**, Doug Bracy, **Yes**. All in favor for approval of request for Taxidermy business out of the home of Mike Brown on Girard. Motion passes.

**Adjournment of the Special Use Meeting** A motion to close the Special use hearing. V. Geer/A. Ivey. All in favor, motion passes. Meeting closed at 7:32pm  
A motion to open the regular Planning Commission meeting. V. Geer/D. Bracy. All in favor. Motion passes. Meeting opened at 7:32pm.

**9. Adjournment of the Planning Commission Meeting**

**The date for our next meeting will be February 11, 2013,** for discussing of the setbacks, as set in Section 4.04, Development Standards, pages 4-4 Ag. district. Regarding changes in the language.

A motion to adjourn regular planning commission meeting. V. Geer/D. Bracy  
All in favor, motion passes. Meeting adjourned at 7:34p.

Respectfully Submitted:

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Eileen R. VanVleet, Secretary.

## SECTION 16.16 HOME OCCUPATIONS

A home occupation may be permitted in a single-family detached dwelling within a zoning district where such dwelling is permitted, subject to the following conditions:

A. No more than two (2) persons total (including the members of the family residing on the premises) shall be engaged in such occupation.

Has met requirement

B. The use of the dwelling unit for a home occupation shall be clearly incidental and subordinate to its use for residential purposes, and not more than one-quarter (25%) of the floor area of the floor on which the occupation is being conducted may be used for the purposes of the home occupation or for storage purposes in conjunction with the home occupation.

Has met requirement

C. A home occupation shall be conducted completely within the dwelling unit or permitted accessory building. A home occupation conducted within an accessory building shall not occupy more than 50% of said building. Accessory buildings in excess of 1,200 square feet shall be limited to 600 square feet in which to conduct the permitted home occupation.

N / A

D. There shall be no change in the outside appearance of the structure or premises, or other visible evidence of conduct of such home occupation, and there shall be no external or internal alterations not customary in residential areas including the expansion of off-street parking areas in excess of residential standards.

Has met requirement

E. A home occupation shall not create noise, dust, vibration, smell, smoke, glare, electrical interference, wireless communications interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than would normally be generated in a similarly zoned residential district.

Has met requirement

F. Signs not customarily found in residential areas shall be prohibited, however that one (1) non-illuminated name plate, not more than four (4) square feet in area, may be attached to the building, and which sign shall contain only the name, occupation, and address of the premises in the R-1 and R-2 districts. Freestanding signs not in excess of six (6) square feet in area may be placed on private property in the AG district as an alternative but not in addition to a sign placed on the dwelling.

Has met requirement

G. There shall be no deliveries to or from a home occupation with a vehicle larger than permitted by the State of Michigan.

Has met requirement

H. The hours of operation for a permitted home occupation shall be subject to Planning Commission review and shall be set in accordance with the provisions of this Ordinance based upon the type of use proposed.

Hours of operation: Mon. – Tues. & Fri - 9:00am – 1:00pm, Wed. – Thurs. 9:00am – 6:00pm. Sat & Sun. 9:00am – 1:00pm. Has met requirement.

I. No outdoor display or storage of materials, goods, supplies, or equipment used in the home occupation shall be permitted on the premises.

Has met requirement

## Chapter 12, Section 12.05 Spaced for Comments

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Each site plan shall conform to all applicable provisions of this Ordinance. The following criteria shall be used by the Planning Commission as a basis upon which site plans will be reviewed and approved. The Township shall adhere to sound planning principles, yet may allow for design flexibility in the administration of the following standards:

1. All elements of the site shall be harmoniously and efficiently designed in relation to the topography, size, and type of land, and the character of the adjacent properties and the proposed use. The site shall be developed so as not to impede the reasonable and orderly development or improvement of surrounding properties for uses permitted on such property.  
**Has met required standard**
2. The site plan shall comply with the zoning district requirements.  
**Has met required standard**
3. The existing natural landscape shall be preserved in its natural state as much as possible, by minimizing tree removal and topographic modifications.  
**Has met required standard**
4. The site plan shall provide reasonable visual and sound privacy.  
**Has met required standard**
5. All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.  
**Has met required standard**
6. There shall be a pedestrian circulation system and pedestrian improvements may be required in the vicinity of schools, playgrounds, local shopping facilities, and other uses that generate considerable amounts of pedestrian movement.  
**N / A**
7. All streets shall be developed in accordance with the Branch County Road Commission design specifications. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets or pedestrian or bicycle pathways in the vicinity of the site. Streets and drives that are a part of an existing or planned street system serving adjacent developments shall be of an appropriate width to the volume of traffic they are planned to carry and shall have a dedicated right-of-way equal to that specified in a Township recognized source of reference. The applicant may be required to dedicate adequate land and improvements to the Township in order to achieve access which is safe and convenient.  
**N / A**
8. Appropriate measures shall be taken to insure that the removal of surface waters will not adversely affect adjacent lots or the capacity of the public or natural storm drainage system.  
**Has met required standard**
9. All off-street parking, loading and unloading areas and outside storage areas, including areas for storage of trash, that face or are visible from adjacent residential districts or public thoroughfares, shall be screened by walls, fencing or landscaping of effective height as required within the landscape provisions of this ordinance.  
**Has met required standard**
10. Adequate services and utilities including sanitary sewers, and improvements shall be provided, sufficient to serve the development.  
**N / A**
11. Site plan approval may be conditioned on the applicant receiving necessary state and federal environmental and hazard permits before final site plan approval or an occupancy permit is granted.  
**N / A**
12. An objective of site plan review shall be to protect the rural character of Butler Township and to promote public health, safety and general welfare.  
**Has met required standard**
13. It is an objective of site plan review to improve the quality of existing developments as they are expanded, contracted, redeveloped or changed.  
**N / A**