

Village President Torgerson called the meeting to order at 4 PM and the Pledge of Allegiance was recited by those in attendance.

**Members Present:** Cueny, Grey, Kiel, Shoemaker, and Torgerson

**Members Absent:** Eberhart and Griffin

**Public Comments:** None

Proposed Ordinance 2017-02:

The members discussed several items and made changes to the draft as follows in advance of the Public Hearing scheduled as part of the December 12, 2017 meeting.

Torgerson asked if there is a risk that a medical marijuana business could be able to operate under the proposed use of a Commercial Greenhouse. Wolff stated that under the changes enacted into Michigan law, there are five different types of marijuana businesses allowed. Those businesses may only operate in a location where the local unit has adopted an ordinance specifically allowing them. He stated that since the Village has not adopted such an ordinance, the State would not grant a license to a marijuana business to operate in the Village.

The members present discussed whether to keep a use defined as “Lodge” to the definitions and use matrix. Cueny stated he supported removing the proposed use from the document. Grey stated he also would like the use removed as he sees it as a short-term rental which are prohibited in the LR-1 District. There were no objections to removing the definition of “Lodge” and the use development conditions for a Lodge from the draft.

The members discussed uses around the airport. Grey stated that it was his opinion that a private Aircraft Hangar should not be required to have a hard surfaced floor. Torgerson stated that he feels the requirement should remain for a commercial Aircraft Hangar. It was also discussed whether it was legal, or the intent of the plat, to allow for aircraft to access the runway from across Bonanza Drive.

Wolff was asked if the two homeowners on the north side of Bonanza have stated their feelings on having hangars near their homes. Wolff stated both have clearly communicated their opposition to hangars or storage uses near their homes. Wolff stated that the Village pursued a change in the Zoning Code in 2015 which would have clarified where commercial storage was permissible in the area, where hangars were appropriate, and rezone the lots on the north side of Bonanza to LR-1. Objections were received from several property owners who objected to different elements of the proposal and the Planning Commission took no further action.

The requirement to have a hard surfaced floor inside a private Aircraft Hangar was removed. After further discussion a change was inserted into the draft that prohibits hangars on the north side of Bonanza Drive. Based on the direction taken as requested by the Planning Commission when it recommended the draft to the Council for additional drafting and adoption, Section 1240.01 was also amended.

Staff was also directed to clarify the approval steps in Section 1214.07 to be consistent with the proposed Section 1262.03(3). It was clarified that P.A. systems were permissible for receptions held at Wedding Venues. 1218.01 was amended to clarify the setback is from the property line.

Wolff asked if there was a desire to pursue a moratorium on any of the uses discussed to allow for additional discussion. There were no requests made to place a moratorium on the agenda of a future meeting for consideration. There were no objections to the amended draft being scheduled for a Public Hearing on December 12<sup>th</sup> as Proposed Ordinance 2017-02.

With no further business, the Village Council adjourned at 6:04 PM.

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Jeffrey P. Grey  
Village Clerk

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David K. Torgerson  
Village President