

**MINUTES**  
**VILLAGE OF GRAND BEACH**  
**PLANNING COMMISSION MEETING**

**APRIL 27, 2023**  
**6:30 P.M. CST – 7:30 P.M. EST**

1. Call to Order 6:30CT

Role Call

Laurie Roche - Present

Liz Grim - Present

Harry Walder - Present

Paul Leonard - Present

Robert Kegan - Present

2. Adoption of Agenda – Walder Motioned, Leonard Seconded

Robert Kegan – Aye

Laurie Roche – Aye

Liz Grim – Aye

Harry Walder – Aye

Paul Leonard – Aye

3. Approve Meeting Minutes, March 31, 2023 – Grim Motioned, Walder Seconded

Robert Kegan – Aye

Laurie Roche – Aye

Liz Grim – Aye

Harry Walder – Aye

Paul Leonard – Abstain (Absent at Previous Meeting)

4. Unfinished Business – None

5. New Business

Roche addressed the group regarding the formatting of meetings. Roche had the group review bylaw “H – Parliamentary Procedure” and explained that Planning Commission meetings are to be informal. Roche stated that the PC meetings are not formal like the Village Council meetings and continued with the agenda.

a. Review and Discuss Amendments to the Zoning Ordinance:

1. Consider Changes to Sections 4.03C(7), 5.03C(7) & 6.03C(7) Regarding Fences around a Swimming Pool

a. Walder explained that this is to bring the zoning ordinance in compliance with the building code.

- b. Roche shared the language shared by Mary which Bill Lambert essentially would make zoning ordinance match the fencing ordinance within the building ordinance.
  - c. All PC members agreed that the zoning ordinance should match the latest building codes.
  - d. PC members discussed the need for fencing along the bluff along the lake. PC members agreed that a bluff serves as a protective barrier and that special consideration could be considered for such that a property with a pool along the lake bluff theoretically could be allowed to have no fence along the lake IF they have an acceptable safety cover.
  - e. Walder made a motion to match the Zoning Ordinance to the Building Ordinance 2023-106. The PC agreed unanimously.
2. Remove Sections 4.04(5), 5.04(5) & 6.04(5) Special Land Use with Conditions for Short-Term Rentals
    - a. The PC agreed unanimously.
  3. Remove Section 12.03C Data Required for Special Land Use for Short-Term Rentals
    - a. The PC agreed unanimously.
  4. Remove Definition of Short-Term Rental
    - a. The PC agreed unanimously, but the village lawyer should review.
  5. Consider Adding Information about the Types of Construction Trailers that are Allowed in Sections 4.14, 5.14 & 6.14 Temporary Structures (No Campers or Motorhomes)
    - a. The PC discussed the allowable use of construction trailers vs. recreational trailers / motorhomes.
    - b. Kegan suggested the type of trailer shouldn't matter, but that it should be strictly enforced that sleeping / living on the property in a trailer should not be allowed.
    - c. PC agreed that using a trailer for a residence would be a violation of village ordinance, and that it would be grounds to revoke a building permit. Furthermore, if a project is stalled and inactive for six months, then the builder/owner must update the Village, formally requesting the allowance of a trailer on a dormant project site.
    - d. The PC came to a consensus on the above item.
  6. Consider Removal of Article X – Planned Unit Development (PUD)
    - a. The PC agreed to remove this unanimously.
  7. Consider Removal of Definition of Planned Unit Development (PUD)
    - a. The PC agreed to remove this unanimously.
  8. Consider Adding Language to Section 11.04 Signs in the Residential Districts to Include Election Sign Regulations
    - a. The PC discussed timing to allow signage. Sizing of signs is already addressed by ordinance.
    - b. The State of Michigan required political signs and flags to be removed 8 days after the election. The PC agreed to adopt this rule.
    - c. The PC discussed timing of when signs and flags should be allowed to go up. After discussion, it was agreed that 60 days prior to an election is acceptable. The PC agreed to adopt this rule.

## 6. Public Comments – General

Patrick Shannon requested clarification about fencing and pool covers, and if pools would be grandfathered in that have already been built. The answer would be no. All pools will need a 6' tall fence with no safety cover, or, a 4' fence with a safety cover.

The fencing issue along the lake bluff was discussed further and the PC agreed there would need to be parameters put in place to fairly and consistently evaluate all the variables that would determine whether or not a fence was required.

Ed Brandes suggested the political signage time frame is not an issue. He suggested that if anything, we should restrict where signs are placed.

Liz Grim communicated that signage on public property is already prohibited.

Jim Bracewell thought political signs should be limited to 30 days before, not 60. As should be personal signs, such as graduation signs. PC should be open to various types of other building codes and ordinances beyond single family homes such as condos.

In regard to pool safety barriers, Walder brought up the issue of different types of fences such as a split rail fence, which has a large gap not providing safety for a pool use. The PC agreed that some sort of specification should be adopted, such as not allowing greater than a 2" or 3" gap such that fencing provides a safety barrier for children.

Walder recommended we consider taking the Citizen Planner Class which he recently took. Kegan is planning to take the class in the coming year.

7. Adjournment 7:47pm CST / 8:47 EST  
Grim Motioned to Adjourn, Walder Seconded

Respectfully,



Robert Kegan  
Planning Commission Secretary