

Comins Township Planning Commission Special Hearing/Regular Meeting  
November 11, 2021

Call to order: 7:01p.m.

Roll Call: John McConnell, Dan Swartzendruber, Merianne Tappan,  
Jerry Kunnath

Absent: Arisa Handrich

Invited Rob Murphy, Zoning Administrator, to the table

Approval of minutes:

October 14th minutes read. Jerry K made the motion to accept, John M seconded. All in favor.

**Public Comment:** none

**Special use hearing:** Mr & Mrs Kauffman, Ultra Lite air strip on 1575 E Kneeland Rd  
Fairview, MI 48621

**Finding of facts to note:** Are the petitioners owners of the property? (yes) Is the project in the correct zone? (No, that's why they are applying for a special use permit.) Is the County involved? (no) Is the State involved? (no. The FAA is, which is Federal. The State would be Michigan Aeronautics, but they are not involved.) Is there an environmental impact? (minimal – just some light landscaping) Is the permit beneficial? (yes. This will be a private strip but it may be used by others with the owners permission.) Are there limits on the size or placement of strip? (No plans to expand current area for strip – it will be limited to the proposed size) Consideration of sight and neighbors? (yes, only one neighbor is in area, and they are in favor of the air strip) Any screening or buffering needed? (no) Traffic pattern considered? (no auto traffic conflict, but air traffic has been considered and resolved by the FAA) Noise factor? (none) Will extra lighting be needed? (No, flights are limited to daylight and good weather conditions) Start and Stop times for business? (This is not a proposal for a business, and the use is limited to daylight and good weather.) Any proposals for future sale of air strip? (No, just handed down to family)

**Stipulations for special use:** No transfer of permit outside of family. Keep up with FAA inspections and regulations. No expansion beyond the approved 648'.

**Public comments:** Against: none

For: one neighbor looking forward to seeing the planes fly.

**Board comments:** This is a benefit to our community. Some questions: Do they have FAA paperwork? (yes) What is the time frame? (hoping for next summer) \*note – The township will need to see significant progress within the next 12 months for permit to stay valid\* Is this a private air strip? (yes, however anyone can land in an emergency and with owners permission. It is a family air strip, but they may host fly-in's once in a while to help boost the tourism to the community.)

Jerry K made a motion to approve the special use permit with the above stipulations. John M. seconded.

Roll call: Dan: yes, Jerry: yes, John: yes, Merianne: yes. All in favor.

Special use meeting adjourned @ 7:37p.m.

Ordinance revision hearing called to order @ 7:37p.m.

Special use revision - Article III, Section FF, special use permits. Explanation from Rob.  
The Public was notified – no responses.

Public comments: Against: none

For: none

Board discussion: The Board is in favor of the removal; it simplifies our policies for special use permits.

Jerry K made the motion to bring before the Comins Township Board the revision of Article III, Section FF, Special use permits. Merianne T seconded

Roll Call: Dan: yes, Jerry: yes, John: yes, Merianne: yes. All in favor

Ordinance revision hearing called to order @ 7:40p.m.

Regular committee meeting/ Joint ZBA meeting called to order @ 7:40p.m.

**New Business:**

- Discussion on the Wellsprings/Boney Park sign. Mike Stevens presented some information and samples of future signs. We all agree 1) it needs to be replaced 2) it needs to promote both WellSprings and Boney Park 3)it can be smaller than what is there now.

**Old Business:** None

No correspondence

Jerry K made motion to adjourn, John M seconded All in favor. Meeting adjourned at 8:20 p.m.

Next meeting: January 13th, 2022 (No December meeting! Happy Holidays!)

Respectfully submitted by Merianne Tappan