**White Oak Township Planning Commission**

**Regular Commission Meeting**

**September 04, 2013**

The White Oak Township Planning Commission was called to order by Co-chairman Chamberlain at 7:05 PM on Wednesday September 4, 2013.

 Roll call as follows: Commission Co-chairman Kenneth Chamberlain, Commission Co-chairman Joe Walker, Commissioner Carol Brimhall, Commissioner Barbara Atkin, Commissioner/Township Trustee Todd Baker, Brad Atkin, Richard Morrison, and Tom Brimhall.

 There were no additions or adjustments to the meeting agenda.

 The minutes of the June 5 meeting were reviewed. Motion to approve by Todd Baker and second by Carol Brimhall.

 The remaining scheduled meeting in 2013 is Wednesday December 4.

Contact information was modified for Barbara to eliminate her land phone line.

The subjects of “Property Line Transfer” and “Residential Zoning” were discussed. Ken provided an overview of each to the two newer members, Carol and Barbara. The subjects were then deferred to a future meeting.

The proposed ordinance for “Outdoor wood burning furnaces” was reviewed. Modifications to make the wording more understandable regarding replacements of existing were suggested. A motion to accept the modifications changes was made by Todd Baker and seconded by Joe Walker and was unanimously approved pending a condition that the revised ordinance be delayed until Carol had an opportunity to review her notes. She indicated she could have that completed by the end of September. If Carol had no further concerns, Ken would submit revised ordinance to the board at the October board meeting.

There was a public comment at the June 05, 2013 meeting regarding “SECTION 4.3. STREETS, ALLEYS, RAILROAD, AND PIPELINE RIGHTS-OF‑WAY” from Tom Brimhall requesting that the sentence “No structure shall be constructed within 75' from a pipeline carrying high-pressure gas or other volatile materials.” be removed from the zoning ordinance. This topic was discussed in depth. Tom presented that he could not find any other Township in Michigan that had a similar requirement. Ken presented several documents listing pipeline accidents and sample zoning ordinances from Minnesota and Pennsylvania that required 100 ft from the right-of-way and 100 ft from the pipeline. There was a motion to send this ordinance change to the Township Board. The motion was brought to a vote which passed by a 3 to 2 majority. The roll call vote was: Kenneth Chamberlain – NO, Joe Walker – NO, Carol Brimhall - YES, Barbara Atkin - YES, and Todd Baker – YES.

 The meeting was adjourned at 9:03 by Ken Chamberlain.

Respectfully Submitted,

Kenneth Chamberlain, Planning Commission Co-chairman.