

## **PLANNING COMMISSION MEETING MINUTES - APRIL 30, 2024**

The meeting was called to order at 3:32 by chairman Larry Shaffer. He noted that Pat Coleman was not available to join the meeting.

**MEMBERS PRESENT:** Larry Shaffer, Lou Lundquist, Phil Bontrager, Walt Mixon, Rod Lowe, and Christine Lundquist. (Jenny Irvine joined via zoom)

**AGENDA:** The agenda was approved on a motion by Christine with support by Walt.

**MINUTES:** Minutes from the 3/28/24 training were approved on a motion by Lou with support by Phil.

Minutes from the 4/16/24 meeting were approved on a motion by Walt with support by Phil.

**PUBLIC COMMENT:** None

**ZONING UPDATE:** Larry noted that the consultant asked him if the Township planned to zone for retail marijuana shops. Lou noted that the Township had previously opted out, but noted visitors have looked for a shop. Christine suggested that we could include something in case the Township opted in some time in the future. She suggested the location be limited to commercial property on south M-77. Rod suggested that it be limited to one shop. Motion made by Rod with support by Christine that if, in the future, the Township opts in, the zoning allow a maximum of one retail marijuana shop in the Township located on the M-77 commercial zone. Motion carried.

Larry indicated the Shoreland Resiliency addition to the Master Plan requires a public hearing. Larry would like to schedule that as part of our next scheduled meeting.

ST RENTALS were the primary item planned for discussion. The Planning Commission reviewed items noted for change and/or questioned in the minutes of April 16, 2024.

The Commission discussed the Township not taking action on our recommendation from a couple months back to open registration to those currently operating without a permit as permits have not been available for a few years. Lou indicated he believes it will be on the agenda for next week's Board meeting. Following a long discussion, the Commission agreed that it still seems appropriate to give those currently operating without a permit an opportunity to obtain one. It was agreed that a short time frame of perhaps 45 days to apply would be reasonable. It was agreed that the standards set in section C of the proposed rules should be required and an inspection should be done. The proposed \$300 fee previously suggested could pay for the inspection time. Only establishments currently operational w/o a permit should be considered at this time. Those currently operational that apply and meet inspection would be permitted and grandfathered in for purposes of the proposed zoning law when passed.

Motion by Rod with support by Christine to change limit in #5 on page 10-20 to limit ST rentals to 16% of single family dwellings which would be about 125 at this time. Motion carried.

On page 10-20 #4, Larry was asked to clarify issues regarding buffers and required notifications with Pat Coleman.

On #10, the Commission would like to clarify that a new owner will be treated as a new applicant, as noted in the March 12, 2024 minutes, except in the case of an immediate family inheritance situation.

Lou was asked to bring to the Township Board the need for a civil infraction system.

**OTHER:** The next meeting will be on May 21st at 3:30pm.

**PUBLIC COMMENT:** Al Larsen encouraged people to go to the Township Board meeting and voice their opinions on actions being considered related to ST rentals.

**ADJOURNMENT:** The meeting was adjourned at 5:40 on a motion by Christine with support by Walt.