

PLANNING COMMISSION MINUTES - OCTOBER 22, 2024

The meeting was called to order by Larry Shaffer at 6:31 pm.

MEMBERS PRESENT: Phil Bontrager, Lou Lundquist, Walt Mixon. Rod Lowe, Jenny Irvine, Larry Shaffer & Christine Lundquist

MINUTES: It was noted that copies of the August 22 & October 18 minutes have not yet been submitted to the meeting by the Township's Office Manager. Larry will remind her that they should be provided for our next meeting.

The minutes from 9/24/24 were approved on a motion by Rod with support by Phil.

PUBLIC COMMENT: Victor Senk asked for clarification on the role of the Planning Commission vs the Zoning Board. He indicated that he thought the current zoning ordinance is sufficient and the proposed is too long and confusing. He noted that in the current zoning R1 & R2 districts prohibit multi-family dwellings and he hopes it stays that way.

Toni Whaley asked if the revised maps were available yet. They have not been received. She expressed concern about the sewer system discussed in the Master Plan and how it will affect her property (potential odors & property value).

PROPOSED ZONING ORDINANCE: Larry started the discussion with a letter received from Nancy McDonald. She suggested "final draft" in the title was inappropriate, as there are obviously changes to be made and it had caused public concern. She questioned why sources used for the proposed ordinance were not noted/credited. She expressed concern about the amount of typos and errors in the document. As she asked at the last meeting, she questioned if the document had to be adopted as a whole or if it could be done in sections. She suggests that this process should not be rushed and the Commission should make sure the public knows their comments and questions are a welcome part of the process. It was noted that meeting times should not be set too early in the day as it makes it impossible for some interested parties to attend. She suggested that somebody other than the Chairperson should control the zoom attendees to make sure they are muted unless/until they put up an electronic hand to request to speak.

Larry asked the Commission members how they would like to proceed. Christine suggested that Commission members should re-read the full document again before the next meeting, but begin addressing specific concerns that have been brought to our attention. Phil suggested, and Rod agreed, that we should schedule reviewing specific sections for future meetings so the public knows what to expect.

Larry suggested we could proceed tonight with the list that Jenny previously submitted with comments she had made note of at prior meetings from public comment. Jenny started the review of her list, but suggested we hold off on the ST rental comments for now.

Under Section 7.31 several changes were suggested related to keeping of animals and livestock.

- A. In A & B it was agreed that 10 acres should be changed to 5 acres.
- B. Under E.1 use of the term “parcel” was questioned. Larry suggested limiting the allowed number to the Downtown, Bay, and Neighborhood Residential districts and not limiting it in other districts, Commission members agreed with this.
- C. Under E.2 it was agreed that roosters would be prohibited in the Downtown, Bay & Neighborhood residential districts, but not in other districts.
- D. Toni Whaley suggested that the term “poultry” should be replaced by specifying chickens, turkeys, and ducks to avoid louder poultry like peacocks. The Commission agreed to this change.
- E. It was agreed that E.3 would be removed.

Under Article 4 on page 4-7 it was agreed that Commercial Agriculture would be added to the commercial district along M-77

Related to marijuana dispensaries under general retail establishments on page 4-10 and section 10.12.39 it was noted that there were spelling discrepancies and it was questioned why the section was necessary as the Township had opted out. Commission members noted that a new Township Board could change that, and this section would assure that if one existed, it would be in the commercial district on M-77. Rod asked how “grow facilities” would be addressed. Larry will ask Pat Coleman for language on this topic.

On page 4-13, it was agreed that small medical services should be allowed in more than the GC district. Bay, Downtown, Rural Residential, Lakeshore/River and Neighborhood Residential will be added.

On page 4-15, it was agreed that E-Bikes should be added to the “medium” section of Rental, Repair, & Sales Services.

On page 4-16, related to sexually oriented businesses, several questions arose. It was decided to come back to this at a future meeting.

Commission members suggested that we should address food trucks & transient merchants. Larry will ask Pat for suggestions.

Under Table 4-2, garages and small sheds will also be allowed in the Downtown district, as will greenhouses. It was suggested that dog shelters should be added to Table 4-2, but we should define dog shelter vs dog house.

Related to outdoor furnaces, on page 4-21 it was agreed that there should be a “yes” in the Bay & NR districts. Under 7.8.8, it was agreed they would be prohibited only in the DD district and #1 would be adjusted to require setback requirements comparable to that of excessory buildings.

On page 4-21, it was agreed that swing sets should be allowed in the DD district.

On page 4-22, it was noted that Real Estate or Property Management Offices should be allowed in all but the IBZ district.

On page 7-8 under A.3, "Recreational Vehicle" will be replaced with "RV". It was noted that Page 4-22 related to tents, yurts, and RV is in error, and on page 4-12, under lodging/accomodations, recreational vehicle should be replaced with RV, and IBZ should be added to permitted districts.

On page 7-10, it was agreed that garage sales would be allowed up to 45 days per year.

Due to the late hour, it was agreed to postpone further discussion to the next meeting.

OTHER: The next meeting will be November 13 at 6:00 pm.

PUBLIC COMMENT: Toni Whaley expressed appreciation that we were listening to and addressing the public's concerns. Patty Hughes indicated that she had submitted another letter to the Township yesterday. Larry indicated that it had not yet been given to him, so it will be addressed at the next meeting.

ADJOURNMENT: The meeting was adjourned on a motion by Rod with support by Walt.