

## **PLANNING COMMISSION MEETING MINUTES - NOVEMBER 25, 2024**

The meeting was called to order at 6:01pm by Larry Shaffer. He introduced Paul Williams, the new member from the Township Board.

**MEMBERS PRESENT:** Larry Shaffer, Phil Bontrager, Walt Mixon, Rod Lowe, Jenny Irvine, Paul Williams, & Christine Lundquist

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

**MINUTES:** The minutes from 11/21/24 were approved on a motion by Phil with support by Walt.

**PUBLIC COMMENT:** Toni Whaley asked the status of the revised maps. Larry explained they have not been received from the consultant. Victor Senk asked if his email had been received and noted he'd found additional errors.

**REVIEW OF DRAFT ZONING ORDINANCE:** Larry asked Christine to finish her list of questions. She noted the following:

Page 18-10 Sec. 18.7.12.C references Sec. 12.1.12 which does not exist.

Page 18-10 Sec. 18.8.1.A reference to 7.35 - if this is a section reference, it does not exist.

Page 18-11 Sec. 18.8.2.B references 7.15.1 which does not exist.

Page 18-24 Sec. 18.22 SitePlan Review Committee membership - Is this what we currently do?

Page 21-3 Sec. 21.7.C references Sec. 10.12.33 three times, but it should be Sec. 10.12.32. Also, is this the fee we want for violators? Thought these were going to be annually determined by the Township via the civil infraction ordinance.

Larry asked Jenny to continue with her questions.

Page 16-7 under "yard sale signs" #14, it was agreed we could delete letters E & F.

Page 9-2 she asked about Sec. 9.3.A. After discussion it was agreed it's okay.

Page 10-6 under Bed & Breakfasts she asked about letter P which requires following Sec. 15.5.3.. it was agreed to delete letter P. Discussion of whether Sec. 15.5.3 was reasonable for most businesses ensued. It was agreed Larry would talk to the consultant and we would come back to this discussion.

Section 10.12.5 Communication Towers - It was questioned why it says all districts except DD. Reference was made to page 4-18 Utility & Public Services. It was agreed both Bay and NR should be added to DD..

Section 10.12.27.B - It was agreed this should be deleted.

Page 14-1 Sec. 14.2.1 - Who is responsible for the DD District?

Page 14-1 Sec 14.2.2.C - How is vehicle defined?

Page 15-4 Sections 15.7.C and 15.6.F contradict each other. Should we add "all but DD & NR"?

Larry asked Phil to start his list of questions/observations.

Phil suggests the Table of Contents could take out the repeated word "section" but thinks we should add more detail on section numbers. He also suggests page references for parts I thru V of section 18.

Page 7-3. Add definition for "recreational equipment".

Page 2-32. Add RV & RE acronyms.

Why aren't all sections in the same font?

Page 3-2 Sec.3.2.3 - Can this be broken down to be more readable?

Page 4-1 Sec. 4.2.1.D - Should the zoning administrator have this power?

Page 4-2 Sec. 4.2.7 - Can this land be split between adjacent property owners? Township attorney will need to be consulted.

Page 4-6 Sec.4.4.3 Put a table number on District names at the top.

Page 4-8 under "Dangerous Chemicals & Fuels"-Phil asked about temporary storage under fire department supervision. Larry will ask the consultant about this.

Page 4-17 under Social Institutions - It was agreed to delete "eleemosynary" as few would know what it means

Page 5-2 letter "I" - Are we preserving our waterfront? Should the DD district be extended as far as it is (e.g.up Brazel Street)?.

Larry suggested we suspend discussion due to the time, and Phil can continue at the next meeting.

**OTHER:** A meeting related to a conditional use permit is scheduled for December 5 at 6:30 pm. Following discussion about next meeting time for zoning review, it was agreed the Commission would meet at 3:30 on December 5, prior to the conditional use meeting.

**PUBLIC COMMENT:** None

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