

## **PLANNING COMMISSION MINUTES - MAY 20, 2025**

The meeting was called to order at 6:00pm by chairperson Jenny Irvine.

**MEMBERS PRESENT:** Jenny Irvine, Rod Lowe, Walt Mixon, Phil Bontrager, Victor Senk, Paul Williams, & Christine Lundquist.

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

**MINUTES:** Minutes from May 15, 2025 were approved on a motion by Paul with support by Rod.

**PUBLIC COMMENT:** Jenny read two letters received. The first was from David Turton regarding additions he would like to the wind energy section to allow small WECS units at residences. The second was from the Vanderlands, reiterating their desire to have the R1 district maintained, and questioning something currently being built on Webb Road. Calvin McShane indicated anything going up on Webb Road was following current zoning requirements.

### **REVIEW OF ZONING ADMINISTRATOR'S REPORT ON CURENT NON-CONFORMING USE PROPERTIES:**

Calvin McShane reviewed his write up on businesses currently operational as non-conforming use. He indicated he has spoken to owners of most of the businesses in question. Because there is one business (Voyager Motel) that was spot zoned commercial many years ago, the Zoning Administrator suggested that the other businesses be spot zoned commercial "with provisions and conditions to ensure that all future uses will be compatible with the desire and characteristics of the surrounding properties but also give the appropriate value and flexibility to commercial properties that engage in multiple forms of commerce now and into the future". Commission members asked for clarification on what the "provisions and conditions" would be, and if they would be common to all of the properties or specific to each one. Calvin thought they would probably be common to all. Discussion continued regarding the properties in question and how a common set of provisions would be determined given the varying locations and types of businesses in question. It was noted that all but the Merchantile have basically been used for the same type of business since they opened, and that non-conforming gives them the right to continue doing what has historically been done on the property. Only the Merchantile site has had multiple business uses, It was discussed that owners can request permission to make changes thru the Planning Commission.

On a motion by Paul with support by Christine, it was agreed to leave the non-conforming use properties as currently designated and to speak to the owners of the Voyager about restricting the commercial uses allowed on that property.

There were 7 votes in favor.

**REVIEW OF LAND USE COMPARISON:** Calvin reviewed how he had compiled his document on “Burt Township Zoning Land Use Comparison”, attempting to compare current zoning to proposed zoning. A member noted RR needs to be added on page 4-12 to resorts. Rod suggested that we need time to review this more closely and bring our thoughts back to the next meeting. Christine suggested when doing this, that we also consider certain items of apparent concern to only be allowed south of Ridge and Webb Roads, which might be easier than changing the proposed districts,

**OTHER:** It was agreed that the next meeting will be at the regularly scheduled date, June 17, 2025 at 6:00pm.

**PUBLIC COMMENT:** Mr. Turton provided an example from Amazon of a small WECS system that is a 3 kilowatt unit.

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