

## **PLANNING COMMISSION MEETING MINUTES - MAY 5, 2025**

The meeting was called to order at 4:00pm by chairperson Jenny Irvine.

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

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

**MINUTES:** The April 29, 2025 minutes were approved on a motion by Walt with support by Rod.

**PUBLIC COMMENT:** None at this time.

### **REVIEW OF PROPOSED ZONING ORDINANCE:**

Jenny asked Paul to review his questions/concerns.

Pg 4.4. Sec. 4.3.12 references "recreational use". Do we need to define this term on page 2-25? Rod asked if it could just be deleted.

Pg 4-8 "Convenience Retail" in IBZ zone was questioned. Christine noted that it is only allowed with an "S", so it would have to be approved by the Planning Commission. Victor indicated he has been in contact with the Park Superintendent with questions on their positions related to IBZ. It was agreed that this should be added to the discussion with him.

Pg 15-4 Sec. 15.5.3. Discussion of fencing requirements around dumpsters. It was noted that current businesses would be grandfathered and would not have to do this. A vote was taken to eliminate the requirement. After further discussion, another vote was taken to rescind that vote & maintain the requirement.

Jenny asked Victor to begin review of his list of questions and concerns. "

A lengthy discussion ensued regarding the districts set up in the zoning. Victor questioned the NR and RR districts and asked about reverting to the R1 and R2 zones. Christine noted that the NR district is separated from RR because it is where the Township's water system is available. It was agreed this should be maintained. Because the Zoning Administrator was not in attendance, it was agreed that further discussion of this topic should be postponed until the next meeting so he could be available for questions.

Pg 1-2 Sec. 1.3.1.D It was agreed to add "including all Federal applicable laws & regulations.

Pg 2-6 & 2-7 Building height definition & calculation diagram - The following change was agreed to:

The vertical distance measured from the Exterior Average Grade See fig. 2-6 and Exhibit B, and Fig 2-5 and Exhibit A to the highest point of the roof surface; the Gable Roof Ridge Line, the Parapet Height on flat roofs or A-Frame Ridge Line.

Pg 2-7 Figure 2-5 This needs to be amended based on the above change and add "Exhibit A" to clarify building height requirements.

Pg 2-9 Sec. A-1 Victor asked if nursing homes and assisted living should be added.

Christine indicated these are already addressed on page 2-11 and page 2-9 (sec A3-6). It was suggested that "assisted living" be added to the "adult foster care" titles.

Pg 2-12 Victor suggested adding "ECHO". It was noted that we previously changed ECHO to ADU (accessory dwelling unit) so if anything is added, it should just say to "see ADU".

Pg 2-14. Figure 2-6 and Exhibit B should be used for determining average Grade Elevation used to calculate building height.

Pg 2-28 Structure Height - Add "see Figures 2-5 & 2-6".

Pg 4-1 Sec 4.2.1.B - Victor asked if reference to the Township Board should be changed to Planning Commission. Christine noted that section 12.5.4 indicates Township Board approval is required in this instance.

Pg 4-1 Sec 4.2.1.C - Victor asked if this was necessary. He indicated it seems redundant given State regulations. It was agreed to ask the consultant.

Article 4 pg 4-6 thru 4-9 spread sheet columns were questioned by Victor. He noted that we may need to remove IBZ from some items, depending on what we hear from the park superintendent on allowable development/uses. Victor had questions on the "R" and "RC". After discussion, it was agreed they were used appropriately.

Pg 5-3 Sec. 5.3.1. Victor indicates Act # 346 of Public Act of 1972 was repealed in 1995. In its place the county health department shall govern septic locations and other items identified within this paragraph on what required distances are to be followed. This will be brought to the consultant's attention for change.

Pg 5-3 Sec 5.3.2. It was agreed that EGLE was sufficiently covered.

Pg 6-4 Sec 6.9.C - Victor suggested adding at the end of the paragraph that the Planning Commission and the applicant's civil engineer would need to review SWPPP plan, identifying best management practices to be used during construction and the final storm water management plan after occupancy is received. Also review of retention and detention basins that may be applicable and required. After discussion, including the cost of hiring the civil engineer, it was agreed to not add this.

Due to the time, Jenny suggested we continue review of Victor's list at the next meeting. It was agreed that a special meeting will be held on May 15 at 4:00pm to continue review of member lists/questions.

**OTHER:** It was agreed that we should hold off on contacting the consultant on changes until we get through all member lists.

**PUBLIC COMMENT:** Tesha Panter expressed the following concerns:

1. Limitations placed on pole barns
2. Allowing up to 4 weeks of camping outside houses
3. Franchise businesses should not be allowed.
4. Sex shops, pot shops, etc should not be allowed at all unless there is a special election to allow one.

5. Questioned distance requirements from property lines related to decks and stairs.

Cassanandra Hildebrant noted that Section 7.13.A addresses tent use. She asked about Victor's conversation with the superintendent of the national park related to the IBZ zone and asked that any information from him be shared at future meetings as her property is within the IBZ.

**ADJOURNMENT:** The meeting was adjourned on a motion by Matt with support by Victor.