

## **PLANNING COMMISSION MEETING MINUTES - MAY 21, 2024**

The meeting was called to order at 3:37pm by chairman Larry Shaffer.

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

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

**MINUTES:** The April 30 minutes were approved on a motion by Rod with support by Jenny.

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

**PUBLIC HEARING ON ADDENDUM TO MASTER PLAN:** Motion by Christine with support by Walt to open the public hearing. Discussion ensued related to the addition of the Coastal Resiliency Plan as appendix C to the Master Plan.

Motion by Jenny with support by Lou to close the public hearing. Motion carried.

Larry read the request to the Township to review the requested amendment & approve distribution to all statutorily required entities and the public at large. Motion by Rod with support by Phil to approve the request as a motion. A roll call vote was taken and all voted yes.

Motion by Rod with support by Phil to approve the Master Plan as amended. Roll Call vote was taken and all voted yes.

### **ZONING UPDATE:**

Pat Coleman, consultant joined the meeting via zoom. He noted that the new maps extend the commercial zone on M-77 to Mixon Road. Walt asked about expanding the General Commercial zone to Airport Road. Discussion ensued. Pat noted for members that changes greater than 10 properties to general commercial do not require notification to individual owners. Pat indicated that the current map is in line with the Master Plan. If we decide to expand the General Commercial zone, we need to let him know so the map can be adjusted.

Jenny asked about current businesses operating in areas not zoned commercial. Pat recommended leaving them as non-conforming use businesses rather than rezoning tiny areas to commercial. Walt asked what happens if the business is destroyed. It was explained that generally they would be allowed to rebuild a comparable building, but any changes in size/structure, etc. would require permission as a new non-conforming use.

Pat reviewed the list of changes/2nd draft edits:

### **PAGES**

4-3

### **EDITS**

Changed condo to multi-family

|                  |  |
|------------------|--|
| 4-7              | added table of districts and acronyms                    |
| 4-13             | added RR to Boarding houses -B&B                         |
| 4-13             | added GC to resorts                                      |
| 4-19             | addes and EV charging station to Vehicle Sales & Service |
| 4-21             | added residential use EV charging stations to Table 4-2  |
| 5-2              | IBZ min. Lot size changed to 20 acres                    |
| 10-10            | 10-12-10B ADU not larger than principle dwelling         |
| 10-13            | 10-12-26 refer to parking requirements                   |
| 10-16            | 10-12-31 added RF  |
| 10-20            | 10-12-32 B-5 changed to 16%                              |
| 10-19,20         | dates to be inserted                                     |
| 10-20            | transfer allowed upon inheritance                        |
| 10-23 thru 10-25 | revised solar requirements                               |
| 10-28, 29        | revised WECS requirements                                |
| 10-30            | marijuana retail standards                               |
| 16-7             | revised yad sale sign limit                              |
| 18-3             | 18.4.2 revised   |

Discussion ensued about yard signs. Pat noted that if someone has a sale going for a prolonged period it becomes a commercial use.

Discussion related to Article 9 information non-conforming lots, uses and structures as related to questions brought up when reviewing the maps.

Discussion of sec. 9.10 non-conforming use discontinued. The Township attorney has issues with this and Township needs to follow up on the issue.

Christine noted there are changes that still need to be made, at least related to ST rentals and fees. Pat needs final changes ASAP.

Lou suggested an evening meeting related to ST rentals to make it accessible to more of the public. Christine indicated she would like an initial meeting to be low key to first get consensus of the Commission. Walt asked for additional discussion of the maps.

Christine asked members to get a copy of the new draft from the Township office and review it against prior minutes/discussions before the next meeting. Larry will ask Heather to us know when the latest draft is available to pick up.

It was agreed that a meeting will be scheduled for Tuesday, June 4th at 6:30 pm to address ST rentals, maps, municipal infraction fees plus whatever else people note during their review of the draft. At the June 18 regular meeting there will be a more complete public discussion of what is being proposed.

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

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