

PLANNING COMMISSION MEETING MINUTES - JULY 25, 2024

The meeting was called to order at 6:32 by chairperson Larry Shaffer.

MEMBERS PRESENT: Larry Shaffer, Lou Lundquist, Jenny Irvine, Walt Mixon, Rod Lowe, and Christine Lundquist

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

MINUTES: The June 25, 2024 minutes were approved on a motion by Rod with support by Lou.

PUBLIC COMMENT: None at this time.

ZONING UPDATE: Lou noted that ST rentals have been addressed by the Township Board at the last two meetings. The moratorium has been lifted, and at this point a maximum of 125 rentals will be allowed. The Board originally set the annual fee at \$500, but had to reduce it back to \$100 for now as that is what the current ordinance states. Discussion ensued regarding the need to set the annual fee in the future to make sure costs are covered, including possible increased staffing for administrative and inspection time.

It was noted that the proposed zoning ordinance should include the need for an annual inspection of each unit, as there was no guarantee that owners would not change things like number of beds after the initial inspection is completed.

The Commission decided to review edits needed on each page starting at the beginning:

1. On page "i" Michigan is misspelled.
2. On page 4-16, the "tiny house" definition needs to be changed to 500 SQ feet, and a duplicate LS/R needs to be removed.
3. On page 4-22, ECHO unit should be changed to ADU (accessory dwelling unit).
4. Article 7.31 requires 3 changes under letter E. E2 should be deleted. E1 should allow for 12, and E3 should require 2 sq feet.
5. Page 9-4 Sec 9.10 on non conforming use may need to be adjusted. It was decided to leave it as is, but highlight it for attorney review.
6. Page 10-18, B.1.b should be deleted given the Township Boards' recent actions. Under B.1.c the "Both classes of existing" should be removed and #2 should be deleted.
7. Page 10-22, D.3 Penalties should not be linked to the current permit fee but should reference the municipal civil infraction ordinance that is currently being worked on by the Township Board.
8. Page 10-25B.1.3 - delete the word "meet" after "minimum."
9. Page 14-3, change "mobile home parks" to "manufactured housing".
10. Page 18.2, it was noted that the Planning Commission bylaws need to be changed to match the zoning regulation.
11. Page 18-16, Sec. 18.11 - Question of whether there is a conflict with current zoning. This will be highlighted for attorney review.

MAPS were reviewed by the Commission. Discussion ensued regarding Brazel Street and alleys as well as the reason for the small part of Wilson Street included as Downtown district. Ultimately the group agreed the maps did not need to be changed at this time.

NEXT MEETING DATE of 7/31/24 at 6:30 pm was agreed upon. It is assumed we will have a new draft and will set a date for a public review meeting.

PUBLIC COMMENT: A question was asked related to ST rentals vs. tourist cabins. Larry suggested putting a meeting together with the Zoning Administrator to review the differences. The Township Clerk indicated that there are at least 3 properties interested in seeking a conditional use permit related to cabins or campgrounds, but it was her understanding that the Commission was unwilling to consider them at this time. Commission members indicated that was not the case, and the individuals should be instructed to file their requests for consideration. Questions about "resorts" were asked. It was noted that in any zone, they would require a special use permit.

OTHER: none

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