

PLANNING COMMISSION MINUTES - JANUARY 9, 2025

The meeting was called to order at 6:30pm by Larry Shaffer.

MEMBERS PRESENT: Larry Shaffer, Walt Mixon, Rod Lowe, Paul Williams, Christine Lundquist, (Jenny Irvine joined via zoom)

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

MINUTES: The minutes of 1/8/25 were not copied for the meeting and will be addressed at the next meeting. They were emailed to Commission members earlier today.

PUBLIC COMMENT: None at this time.

ZONING DRAFT REVIEW: Larry noted the Township's ordinance related to mobile food trucks has been provided. He indicated Phil was still recovering and could not be here to complete his list of concerns, but Larry will email them to Commission members as well as the consultant. He indicated they largely involved formatting and user friendly issues. Larry requested that Rod continue with his list of concerns.

1. Page 2-25- "Recreational Vehicle or RV" - Language needs to be cleaned up. It reads like fishing shanty or portable sauna can be used to pull something.
2. Page 2-24- Remove "R or R" as it is addressed on the next page.
3. Page 2-26 - Remove "S or S" as it is on the next page.
4. Page 2-28 - "Structure" definition is confusing. Can we make it more concise?
5. Page 2-28 - "Structure Height" definition is confusing. How does it relate to building height?
6. Page 2-28 - "Tiny House" should be 400 sq ft not 500.
7. Page 2-28- "Travel Trailer/Coach" - delete-redundant.
8. Page 2-29 - "WECS"- Whole section is confusing. Can it be written to be more user friendly and concise.
9. Can Short-Term Rentals be put into its own article? Currently is in section 10.12.32.
10. Can we delete "Reserved Articles"? Why are they there?

Larry invited Jenny to address any remaining items she wanted to address. She indicated that her items were concerns about the maps.

1. Problems with areas put in Bay District in error, including Hughes property, Merchantile property, and areas east of Pull-up Hill.
2. Voyager property on east end of Wilson should be commercial property.
3. She noted errors Walt talked about related to Brazel and downtown business area.

Larry indicated the Township Clerk told him we should not address the issue of "mobile food trucks" unless asked to by the Township. Walt suggested it should still be included in Article 4. After discussion it was agreed that a separate category for "Mobile Food Service" should be added which could reference the Township's Merchant Ordinance.

Next meeting is scheduled for February 20 at 6:30pm and is primarily related to the Hildebrant conditional use permit request.

PUBLIC COMMENT: None

OTHER: Larry asked that Christine send him copies of all minutes from July 2024 forward. He will provide them to the consultant along with Phil's notes and request corrections and a new draft for our review ASAP.

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