

PLANNING COMMITTEE MINUTES - JANUARY 8, 2025

The meeting was called to order at 6:34pm by Larry Shaffer.

MEMBERS PRESENT: Larry Shaffer, Walt Mixon, Rod Lowe, Paul Williams, Christine Lundquist

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

MINUTES: The November 25, 2024 minutes were approved on a motion by Paul with support by Walt.

PUBLIC COMMENT: Larry read a letter from Victor Senk dated 11/23/24.

ZONING ORDINANCE DRAFT REVIEW: Larry indicated that Phil had sent his additional comments, knowing he was not going to be available at this meeting, but it was agreed to wait to see if Phil could attend tomorrow to complete his comments. Larry requested Walt to review any comments he had, not previously covered. Larry also noted he recently spoke to the consultant to let him know there were multiple issues with the current draft, and we would be sending him significant corrections to be made.

Walt indicated he had an additional 5 items to discuss that he does not think were previously reviewed:

1. Should we include "food trucks" in the zoning ordinance? Township Board member Tim Jenkins indicated the Township does have a "Merchant Ordinance" that relates to food trucks, but indicated it was temporary, and needs work. It was agreed that Larry would request a copy of it for review, and we would see if zoning and permitting might belong in the zoning ordinance.
2. Table 5.1 regulations for lot size may be an issue, particularly to the west of Main Street. Many current lots are smaller than on the table. Discussion ensued on whether this was a "grandfathering" issue.
3. Special Use vs Commercial Use questions are ongoing with some constituents. Paul noted that trying to change someone's property from commercial to special use would likely result in lawsuits. It was noted that the current special use properties had the ability to come to the Commission to request changes, but the designation protected neighboring residential property owners from having significant business changes made in their neighborhood. Larry discussed the difference between a variance and special use.
4. MAPS - Walt believes the revised maps, when received, should be mostly okay, but noted that the most recent one received shows the Downtown District to include 3 rather than 2 blocks west of Main Street in error. Additionally only 4 blocks from Main Street along Brazel Street should be commercial. He noted we need to make sure the parts of Cemetery Road, incorrectly marked as Bay District get fixed.

5. Walt questioned the need for so much attention to “signs” noting the length of the section. Larry suggested we hold this discussion until Jenny and Phil are in attendance.

Larry invited Rod to discuss his concerns not previously covered. Rod indicated he had several pages of notes for review:

1. Page 2.5 - Definition of Building - What are “other similar structures”? Should it reference building codes? Can we reduce this to the proper definition of a building?
2. Page 2.6 - Building Height - Can it just be from the highest grade level to the highest point on the building?
3. Page 2.7 - Building Principal- Is this needed? It was agreed it could be removed.
4. Page 2.7 - Camp or Hunting Camp - discussion on whole definition including size, waste disposal and water issues. It was agreed to review this with the consultant, including the possibility of eliminating it.
5. Page 2.14 - Hunting Camp - redundant and could be removed.
6. Page 2.21 - Can we delete “motel hotel” and “motor court”?
7. Page 2.22- Can we remove “organized camp”?
8. Page 2.22 - Outdoor furnace- What is considered “any other solid fuel” and Should we regulate what can be used? Take out the word “including” from the sentence.
9. Page 2.22 - Remove “Parcel”.
10. Page 2-23 - Figure 2-10 - Is this necessary?
11. Page 2.23 - Do we need to define “pets”?
12. Page 2.24 - “Practical Difficulty” - after discussion decided to leave as is.

Due to the lateness of the hour, Larry suggested we stop until tomorrow, at which time Rod could continue his list.

Other: Larry noted information on the Township’s text alert system.

PUBLIC COMMENT: Tim Jenkins asked about the consultant agreement. Larry indicated that agreement was with the Township Board and was initiated by it. Tim also noted there are some issues of practicality that need to be reviewed. He used business parking requirements as an example.

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