

# Planning Commission

## Preliminary Meeting Notes

June 17th, 2020

**Call to Order:** Tarkowski opened meeting at 7:00 p.m.

**Roll Call:** Tarkowski, Mason, Pachulski, Pike, Ostrander, Johnson and Malone.

**Approval of Agenda:** Johnson made a motion to move item D. Home Occupation to next month agenda and approve agenda with that change, with a second from Pachulski. Passed 7-0.

**Approval of Minutes:** Mason made a change of minutes to 1.438. Ostrander made a motion to approve the meeting minutes from February 5th, 2019 with a second from Pike. Passed 7 - 1.

**Public Comment:** None

**Correspondence:** **A.) Zoning Administrator Report**

Roger gave everyone a copy of his report and addressed updates. Roger stated with offices being closed since March it has been a little slow.

**B.) Board MTG Report**

Johnson reported the cemetery committee has been working on the Smyrna Cemetery parking lot. The Board has asked the Planning Commission to work on a parking for the front of the pavilion. The Board did not pass a 2nd Amendment Resolution, due to the County already passing it. A land division at 9737 Belding Rd was approved. Millage requests for the election this year were approved to keep the same amount. The TWP is taking paving maintenance estimates for the existing parking lot.

**C.) ZBA Report**

None

**Unfinished Business: 5 Year Plan**

Emma stated the 62 day process has passed and during the public hearing the Master Plan can be approved or changes made and then sent to the TWP Board.

**New Business:** **A.) Public Hearing: 5 year plan**

Public hearing opened at 7:10. Kristie Walls asked if everything was the same. Frank asked about what will happen with the commercial homes that also fall into the same problem with not being able to re build their homes at 100 %. Mason asked why we can't just change the wording to let them rebuild at 100 %. Planning commission was given a copy of a Rezoning Contract form 2015 with Randy and Salle Tomac. Johnson asked Emma how doing that would affect the TWP legally? Emma said she wasn't comfortable commenting on that issue. Mason is concerned about the commercial zone with the residents there not being able to rebuild also. Kristie Warner stated to Franks point that her understanding the reason to change it was due to no new industry coming in. Public Hearing closed at 7:44. Pachulski made a motion to approve the Master Plan and send to the TWP Board, with a second from Ostrander. Passed 7-0.

**B.) Public Hearing: Ord 1.363**

Public Hearing opened at 7:47. Roger stated the ordinance just has a few wording changes in both the 1.363 and 1.350 ordinance and we could handle both. Public Comment: None  
Pachulski made a motion to approve both ordinances with second from Ostrander. Passed 7-0.

**C.) Public Hearing: Ord 1.350**

Done with above Ordinance

**D.) Large Storage Containers**

Roger stated he has been asked if they are permitted or not. It would be considered an accessory building. Roger stated many TWP's have banned them. He had a resident call him and asked if we allow them. Roger stated this is basically a discussion topic to see what the TWP would like to do. Pachulski said he thinks there should be some definition of what exactly a shipping container is. Mason said it should be dependent on the zone located. Patrick Robinson said to treat like a house to keep it updated. Kristie Walls said if we have an ordinance already for accessory buildings to not change it. Mike Kooiman said they are really secure buildings. Johnson asked Roger if he could do some research and find other ordinances that exist to review.

**Unfinished Business: A.) Rules for the Playground**

Johnson read over rules and ordinance guideline suggestions from TWP attorney office. The planning commission made changes and Johnson will send to attorney for final approval and also type up some rules to placed outside TWP for public viewing.

**B.) Wind Energy Conversion System**

Pass on. No information.

**C.) Home Occupation**

Pachulski stated him and Frank are going to work on making some changes so someone could have a lemonade stand.

**D.) History / Effect of 1.414**

Roger stated a page needed to be replaced in our planning books.

**Public Comment:** Kristie Warner suggested that instead of big picture behind the head table, a projector screen would work great for public to be able to see what board and committees are talking about.

**Closing Comments:** Johnson asked to have parking lot for pavilion on next month's agenda.

**Adjourn:** First by Pike with a second from Pachulski at 8:15 PM. Passed 7-0.