



Meeting called by: Vice-Chair Sevey @ 7:32 PM

Members Present: Vice-Chair Sevey requested Member Roll Call

<i>Al Myers</i> <u> X </u>	<i>Hal Babcock</i> <u> X </u>	<i>Keith Sawade</i> <u> X </u>
<i>Ellen Moore</i> <u> AB </u>	<i>Rick Sevey</i> <u> X </u>	<i>Jon Tilburt</i> <u> X </u>
<i>Mark Hoskins</i> <u> X </u>		

Others present: Attorney – Ross Leisman, Zoning Administrator - Jerry Gross, Supervisor – Robert Ellick

Pledge of Allegiance:

Approval of Minutes:

Sevey: Called for motion to accept July minutes with adjustments*. Motion by Hoskins, second by Myers; all Ayes, Motion Carried. *Addendums to Public Comment: Olin Lakes request for noise ordinance: **(Moore) PC will refer to legal counsel for advice.** Addendum to Public Comment: Reconsideration of Recreational Marijuana: **Conclusion: (Moore) Request(s) will be considered; will seek legal counsel.** Term, "N/A" included on all representative reporting, Additional Public Comments, and "anything further to discuss."

Approval of Agenda:

Sevey: Called for motion to accept Agenda as written.
 PC Discussion: Add Derrin Leigh, Recreational Marijuana, to agenda. (Leisman) Previous handouts was for PC to review and decide if this would be an agenda item tonight; can still take public comment on issue.

Public Comment - Matters not the Subject of Public Hearing/Agenda Items:

Sevey: Called for any Public Comment.
 Sevey: Recognized Derrin Leigh* - wants to re-address PC for Recreational Marijuana (hand-out at July meeting): Twp Board voted down proposal in 2017; previous objections have been overcome; others interested, Roni Stout & Tom Mabie; wants to use their commercial real estate as they see fit.
 Sevey: Recognized Joe Vandenberg** - update on 3409 Egnor gravel pit (PC cursory review June 2021): continues to work on and is moving forward.
 Sevey: Recognized Ross Leisman, attorney - Re: ordinance amendment procedures re: Recreational Marijuana – can provide a guide that restates laws, and for pros/cons of establishing business. Next steps - Zoning Ordinance 19:01, can amend language, PC can inquire of township board what they'd like them to do – if they say "no," a petition could happen, PC should have guidance from township board before spending time of issue.
 Sevey: Public comment closed.

Agenda Items to be reviewed by the Planning Commission: N/A

Unfinished Business:

1. Ordinance Amendment – Kennels: (Leisman) Presented Draft #2 for amending the zoning ordinance: PC Discussion: (Babcock) Sec. 3:31 changed number of pets limited to 3; not increasing limit on pets? (Leisman) Is no more than 3, current ordinance is the same. (Gross) Difference is a kennel situation to control above normal household pets; hoarders would be a violation. (Tilburt) Sec. 2:12 – consider "lot" or "premises." (Hoskins) ?if hamster, dog, cat, and rabbit, in violation? (Gross) Yes. Neighbor complaints hard to enforce; some violation now but not reported. (Leisman) Different regulations for fowl, small animals; now ½ acre or less can have 3, outside, 12. Can recommend change to board...we're just changing "Kennels." (Hoskins) Sec. 4:L-2 – Consider "100 ft" to "200." (Tilburt) Consider "100" to prop line, "200" to residence. (Myers) A lot of 100' lots...if 200', they're out. (Sevey) Leave wording & change to "200?" (Tilburt) Yes. (Sawade) Yes. (Babcock) Leave "100." (Myers) Leave "100." (Sevey) "100" affects subdivisions. (Hoskins) Bylaw's verbiage applicable. (Leisman) Isn't anymore restrictive...is consolidation "kennel" situation. (Gross) This pulls standards together; anything over must have

Kent County approval; dog barking a big complaint regardless of how many, this makes locations more consistent. (Leisman) Recommendation to township board? Public hearing? – can change after, easier to use “200” then back to “100.” Can table issue as well. (Myers) Supports as is. (Tilburt) I-#3 too general – depends on situation.

Conclusion: Sevey: Called for motion to table matter for 2 months. Motion by Myers, second by Babcock; all Ayes, Motion Carried.

2. Accessory Building Definitions: (Leisman) No draft now. Currently ordinance is silent on carports and storage containers. Should it include language to prohibit or allow?

PC Discussion: (Sevey) Needs more discussion. (Babcock) Tent – a temporary building? Should attach timeline for life of temporary buildings. (Myers) Greenhouse? (Gross) Depends on usage. (Leisman) Basic issue is hooped buildings and how addressed. (Hoskins) Hoop buildings need to be tied down. (Leisman) If allowed, include framework fastened down. (Sevey) Should have rules but should allow them...a lot in township. (Tilburt) Carport, hoop, accessory...same difference. (Ellick) “Structure” is as defined in Mi Code Book. Needs Zoning anyway unless 200’ or less. (Sevey/Tilburt) Don’t want to prohibit. (Leisman) Can have but subject to accessory building regulations. (Gross) Storage containers need usage defined. (Hoskins) AG areas discussed?

Conclusion: Leisman: Will prepare a draft for October meeting.

Open Discussion for Issues not on the Agenda:

1. *Correspondence distributed: (Gross)* Suggests 2 meetings for each...1 for proposal, 1 for public hearing.

ReZone and SPU Apps – DexKo – Proposed storage business and warehouse at 810 & 862 17 Mile.

Discussion: (Gross) Currently Second Chance School building – initial building would come down; is in AG area; Master Plan is proposed Commercial...warehouse is sizable, needs to be only his business. Will present next month.

SPU App – H.W. Horsesports – Walter – Proposed horse train/board at 855 17 Mile residence.

Discussion: (Gross) Wants events space with pasture(s) as parking – suggests each event should be approved by PC; no indication of overnight/weekend events; nothing for restrooms. Needs more discussion – re: manure storage and future expansion. Will present next month.

SPU App – Cedar Animal Hospital – Pinnacle Const – Addition to existing business at 3705 Gentle Way.

Discussion: (Gross) Asking for a variance on back - has 30’ and needs 35’ so may go to ZBA. (Leisman) Sometimes PC can determine this. (Sevey) Adjoining property? (Gross) Initial proposal split was never done; road and planned development never done; is enough to do what they want. (Hoskins) 30’ set back to freeway? (Gross) backs up to vacant prop to the north.

2. *Planning Commission Members: (Sawade)* With amount of discussion needed, meet earlier? Prefers meetings to have Ross Leisman available instead of different attorneys. (Gross) Schedule changes complicated; public hearings take time.

Conclusion: Sevey: Called for motion to change September 22nd meeting to September 29th and maintain regular October 27th meeting. Motion by Sawade, second by Tilburt; all Ayes, Motion Carried.

Report of Township Board Representative: (Hoskins) Township board has talked about HydroVac on Northern Springs.

They continue to fill in and doze sand containing oil, pfas, dirt, etc. Suggested testing and they’ve put up barriers/keep out. Talked with EGLE and Senator MacGregor; as long as “not from a contaminated place,” cannot do anything. Catch basin blocked but black dirt being dumped; Can we have something to give us the right to test...several times and/or yearly, etc? Afraid of future Pfas issue; Concerned for neighboring properties.

PC Discussion: (Myers) What’s “Not” contaminated? (Ellick) Per EGLE, doesn’t come from “known source.” (Tilburt)

Where is source? (Gross) Office moved; nothing says they can’t fill on their property. (Tilburt) Own out to 17 MI? Flow which direction? Any principle use? (Gross) Is separate parcel, flows to south; is convenient place to dump.

(Sevey) Sold building but still using as basins; had complaints...need to do something. (Sawade) Anyway to require testing of materials? (Leisman) Will look into...perhaps regulations; in this township is “land use” – may be a way to do.

Conclusion: Ross will look into and advise.

