



Meeting called by: Vice-Chair Tilburt @ 7:37 PM

Members Present: Chair Sevey requested Member Roll Call

Brad Carey __X__ Hal Babcock __X__ Mark Hoskins __X__ Keith Sawade __AB__ Rick Sevey __AB__
Jon Tilburt __X__ Joe VandenBerg __X__

Others present: Attorney – Leisman; Zoning Admin – Gross; Supervisor – Ellick

Pledge of Allegiance:

Introduction: New PC member Brad Carey upon resignation of Al Myers

Approval of Minutes: Motion to accept 12/04/2024, meeting minutes by Hoskins, second – Babcock, all Ayes, Carried.

Approval of Agenda: Motion to accept Agenda by Tilburt, second – VandenBerg, all Ayes, Carried.

Public Comment - Matters not the Subject of Public Hearing/Agenda Items: No public comment, closed.

Agenda Items to be reviewed by the Planning Commission:

Agenda Item #1: Election of Planning Commission Officers

Tilburt: Called for nominations for Chairperson - Nomination for Rick Sevey – Accepted (*via phone conversation*)
Motion to elect Rick Sevey as Chairperson by Hoskins, second by Babcock; all Ayes, Motion Carried.

Tilburt: Called for nominations for Vice-Chairperson - Nomination for Jon Tilburt - Accepted.
Motion to elect Jon Tilburt as Vice-Chairperson by Hoskins, second by VandenBerg; all Ayes, Motion Carried.

Tilburt: Called for nominations for Secretary - Nomination for Joe VandenBerg - Accepted.
Motion to elect Joe VandenBerg as Secretary by Hoskins, second by Tilburt; all Ayes, Motion Carried.

PLANNING COMMISSION OFFICERS 2025

Chairperson – Rick Sevey
Vice-Chairperson – Jon Tilburt
Secretary – Joe VandenBerg

Agenda Item #2: Private Streets Amendment – Continuing Review

Tilburt: Matter was tabled last December; Amendment was done in November 2024, but returned to PC by Township Board for continued review. (*Hoskins*) Two primary issues: (1) Conflicting ordinance language needs Clarification. (2) Twp Board questioning length allowance of street.

- (*Gross*) If private road goes in between two properties, those properties now have 2 front yards - main road and new private street; question is if that house/property counts toward the four allowed in the ordinance amendment? Additionally, if parcels require 200’ of road frontage, 800’ is not deep enough for 4 and ordinance says 4 allowed. If there are three lots on one side, can neighboring property put in 3 as well for a total of six?

PC Discussion/Questions:

- Address is on the main road in front – if a street was in with no houses, KCRC would require this.
- If there is no access off private street, isn’t front of lot so isn’t part of private street.
- Is a difference between 2 front yards and 2 houses.
- Whatever amount of parcels allowed, is owner’s problem
- Not saying they have a “right” to 4, but that they can have up to 4.
- Option remains for application to ZBA.
- Should have road maintenance agreement to avoid conflicts.
- Is more for the personal property owner, not developer.

- Concern for owner’s property rights
- Need to consider future owners – may create a mess for them.
- Where does 800’ begin? If at center of road, now 833’? (*Leisman*) Ordinance defines 800’ starts at front line, not edge of property but edge of right-of-way, 33’ from centerline, typically.
- Can use language to define whether front property has or doesn’t have access to private street.
- (*Ellick*) Fire services still an issue with 800’ depth; “easement” and “private street” different – wants correct terminology.

(*Tilburt*) Called for motion to table ‘til February 26th meeting. Motion by *Tilburt*, Second – *VandenBerg*, All Ayes, Motion Carried.

Conclusion: Attorney will prepare draft language for PC to review in February.

Continued Discussion: (*Hoskins*) PC decision is organized way to make sense; this is for a small group of properties; safety is an issue so need to promote county roads. (*Carey*) Private roads okay for those who get along; investigated options for his own property, having to do private road is deterrent due to costs. (*Gross*) Rick Sevey asked the question, can have 2 homes on 1 driveway? May be allowed if driveway cannot go in any other way - e.g. swampy ground, etc.; must still meet all requirements of frontage, etc.

Unfinished Business:

1. Application Check List - No discussion – Keith Sawade absent

Open Discussion for Issues not on the Agenda:

1. Planning Commission Members: (*Tilburt*) Will be absent for both ZBA and PC meetings in March.
2. Correspondence Received: - 2025 Meeting/Terms Schedule - Reminder of 2 Meetings in March
 - Solar Farms Press Release from Our Home Our Voice, Inc. – is example of how State is attempting to override local control, contact information available.

Report of Township Board Representative: (*Hoskins*)

- Note: Upcoming meeting on 1/28 – Agricultural Preservation Board’s Purchased Developer Rights; purchases property to prevent development.
- What’s the next step for Future Land Use Map? (*Leisman*) If rezoning is desired, can start; don’t have to do anything. (*Hoskins*) Is there a Township “Form” for sale of residence in Commercial – if fire, can be rebuilt? (*Gross*) Is in ordinances, a percentage for legal non-conforming use. (*Leisman*) Can do ordinance amendment – can have draft for February meeting.
- Supervisor reminds the PC how important your job is, how important it is to act quickly; Re: HydroVac PFAS lawsuit is costly to the Township. (*Ellick*) Need to think ahead, be progressive; needs to be more difficult to develop; is not the PC’s job to protect one’s property for them.

Report of Board of Appeals Representative: (*Tilburt*) ZBA January meeting on the 15th; Election of Officers – remains the same as 2024. (*Chair – Tilburt, Vice-Chair – Skelonc, Secretary – Powell*)

Report of Zoning Administrator: (*Gross*) Receiving inquiries about SE corner of 17 Mile at Algoma - asking how many drives allowed in Commercial; no longer a church being planned.

Additional Public Comment: (*Ellick*) Farmers in area bring in sludge again; is not tested for PFAS; product can’t be fed to humans for 3 years but can to animals. How to stop? (*Leisman*) Will look into – may be preempted by State.

Adjournment:

Tilburt: No further discussion. Motion to adjourn by *Tilburt*, Second – *VandenBerg*, all Ayes, Motion Carried. Meeting Adjourned: 9:00 PM.

Next Scheduled Meeting: Wednesday, February 26th, 2025

- Secretary

- Date