



**Meeting called by:** Chair Sevey @ 7:32 PM

**Members Present:** Chair Sevey requested Member Roll Call

Al Myers  X  Hal Babcock  X  Mark Hoskins  X  Keith Sawade  X  Rick Sevey  X   
Jon Tilburt  X  Joe VandenBerg  X

**Others present:** Attorney – Leisman, Zoning Admin – Gross; Building Inspector – Rodney Ellick

**Pledge of Allegiance:**

**Approval of Minutes:** Motion to accept 6/26/2024, meeting minutes by VandenBerg, second – Sawade, all Ayes, Carried.

**Approval of Agenda:** Motion to accept Agenda by Sevey, second – Myers, 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. Initial Site Plan Review – Woodlawn Development (Engineered/Sedine) – 13706 Woodlawn Hills  
Sevey: Recognized Jerry Gross and Aaron Sedine, owner. (Gross) Development of 4 separate buildings; owner intending for own use now; need to plan for possibility for other use in the future because separate buildings. (Sedine) Looking to expand for warehousing; has expanded 2x already; these are across from current office; 4 total buildings – want to erect 2 a.s.a.p. then 2 more next year; will look similar to building done here 2 years ago; neighbors are supportive; business is commercial multi-complex heating and cooling; manufacture and fabricate sheet metal – clientele both in state, out of state.

**PC Discussion/Questions:**

- 4 separate wells and septic? perk tests done?
- Truck wells? Enough turn-a-round space near end building?
- Proposed exterior look correct re: elevations, color, etc?
- Is this a formal site plan?
- What if business downsizes in future?

**Applicant Response:**

- Yes – 4 separate wells and septic, no perk test yet – only verbal at this time.
- Yes, truck wells; will ensure enough turn around room.
- Renderings correct – nearly identical to current building.

**Leisman/Gross:** (Gross) No formal plan yet; is indicated now as separate buildings; could become separate uses in future so need to cover in writing. (Leisman) Sales and warehousing permitted use; if 1 operation and 1 use, PC could approve – if more than 1 use, condition would change. Need to get narrative.

**Conclusion:** Applicant to provide additional communication.

Agenda Item #2. Scheduled Public Hearing – Ordinance Amendment – Used Mobile Homes – Sec. 3.08A(1)(c)

Sevey: Opened Public Hearing with explanation of procedures.

**Public Comment:** (\*Eldred, Tim and Terri – White Creek Country Estates) Reason for 10 Year window? 10 years is too restrictive; we have 1980's & 1990's models which are well taken care of, this is unfair to those owners; we approve to our standards prior to accepting; consider wording, "no metal siding," now units are vinyl sided; cannot move metal sided into us; if inspection changes, how does that affect us? Updates to outdated units can make it just like a house; Some units come as far as 2 hours away – we review via pictures and they move to us and some are inspected on site; invitation to PC to view White Creek Est Park; (\*\*Gillian, Dennis) Owns 1991 model in WCCE; is in good shape; overall, only 25% mobile homes in parks, 75% on private property; 10 years pigeon holes me...could fix up older model but not move it into Solon Township?

Sevey: With no further public comment – closed public hearing.

**PC Discussion/Questions:**

- (Gross) 10-year condition was recommended by Township Board; now have unhealthy situations in units over 10 years old.
- Will be for homes moving in in the future, not for existing.
- Not targeting parks, concern is more for private property.
- Contemplate opting out parks from this? Not all parks are equal in their requirements and inspections.
- A lot of other township ordinances are 10 years.
- Mobile homes are not up to same standards as stick built houses.
- Consider language if Township becomes subject to cost of repairs? Wouldn't be a problem.
- If 10 years or newer, is it inspected? How are inspections handled now? Could inspector make determination with option to bring to PC as necessary?

*Leisman/Ellick, Rodney: (Ellick)* Overall inspection includes intact siding, windows, etc., water heater, generally not torn up. Parks inspection includes installation – pillars, tie-downs, skirting. Permitting comes with inspection fee; would consider making decision with option to come to PC. (*Leisman*) Inspection clause included in ordinance now – only added 10-year limit; could table to discuss further with supervisor – additional public hearing not required.

**Conclusion:** Motion to table ordinance amendment until September 25<sup>th</sup> PC meeting by Hoskins - Second, Myers, All Ayes, Motion Carried. Attorney will provide Draft #2.

Agenda Item #3. Scheduled Public Hearing – Ordinance Amendment – Exterior Lighting, Sec. 3.21

*Sevey:* Opened Public Hearing with explanation of procedures.

*Sevey:* No comment – closed public hearing.

**PC Discussion/Questions:**

- Why is language in Sec. E6 – “3000 lumens” and Sec. C4 is, “36,000 lumens? Sec. E6 is “in total for exemption” and C4 can go up to amount for approved.
- Estimate number of lighting complaints? (*Gross*) Complaints usually if light is projecting onto neighboring property
- *Sevey:* Motion to accept ordinance amendment and recommend adoption to the Township Board. Second, Sawade, All Ayes, Motion Carried.

**Unfinished Business:**

1. Master Plan Evaluation – Sub-Committee Update: (*Hoskins*) Updated map from Hula not ready due to his hospitalization; perhaps something by next month. (*Sevey*) FYI - Distributed Article from *Michigan Farm News*: Eagle Township's master plan is taking steps to keep big plants/mega business out and preserve agricultural land.
2. Ordinance Update – Private Roads:

*Leisman/Gross: (Leisman)* Submitted Algoma and Plainfield Townships ordinance examples per request – both design to KCRC, and if 5 or more lots, must pave. (*Gross*) Distributed example (*McPhail*) of existing problem area with private streets in Solon now; several like instances and needs to stop.

**PC Discussion/Questions:**

- Ordinance now isn't being followed, e.g., Quarter Horse. (*Gross*) Was approved as PUD.
- Need to go with roads being KCRC roads to eliminate this; if built to their specs, they'll accept and maintain, then buses and postal will use.
- People on private roads now may petition to add splits.
- Could go all public and let ZBA deal with exception; applicant would need to convince ZBA is a non-self-inflicted hardship
- How would splits be affected? (*Gross*) If there's a road, need 200' frontage; can't split if road isn't there first.
- Any updated standards by the KCRC – e.g. now 26' plus gutters wide pavement vs. township's 24' – are better
- Preference is for ordinance like the Nelson Township example.

**Conclusion:** Attorney to provide new draft to reflect Nelson Township's ordinance

**Open Discussion for Issues not on the Agenda:**

1. Planning Commission Members:

(Sawade) Update on clean-up at house on White Ck, south of 17 MI. (Ellick, Rodney) Believes letters were sent by Code Enforcement this week.

(Sawade) Re: Premier Towing – noticed cars everywhere again.

(Sevey) Understands “green” cemetery is still in debate in Brooks Township – do we want to visit issue?

(Leisman) State Law requires 4’ depth.

(VandenBerg) Update on Petz Prefurred plan? (Ellick, Rodney) Print indicated different # of kennels – PC approved for number of dogs, not kennels and then approval by Zoning; actual, relative prints should’ve been stamped and approved by PC. (Gross) Have since requested roll-up doors now and told must return to PC.

2. Correspondence Received: Courtland Township – Notice of Master Plan Adoption

**Report of Township Board Representative:** (Hoskins) Board passed a resolution to request a speed study by MDOT from White Creek Ave. to Algoma; has been sent to the State.

**Report of Board of Appeals Representative:** (Tilburt) ZBA Meeting for August 21<sup>st</sup> for public hearings for C.S. Ret. Mgmt and Premier Auto variance requests.

**Report of Zoning Administrator:** (Gross) Has been approached with regard to a PUD at 1951 & 2191 19 Mile; wants 4 phases with 97 homes; aware roads need to be to KCRC specs; will have 4 retention ponds; given revised set but still not complete or ready to come to PC.

**Additional Public Comment:**

Sevey: Opened to additional public comment.

(\* \*\* McGahan, Alan) Owns properties on east side of 2191 19 Mile; drainage always a problem from proposed development whenever it rains; contacted approx. 1X/week by buyers for his property.

Sevey: No further comment – public comment closed.

Sevey: No further discussion. Motion to adjourn by Sevey, second – Tilburt, all Ayes, carried. Meeting Adjourned: 9:07 PM.

Next Scheduled Meeting: Wednesday, August 28, 2024

Al Myers - Secretary  
8-28-24 - Date

\* Eldred, Tim and Terri – 15679 White Creek Ave.

\*\* Gillian, Dennis – 15851 White Creek Ave.

\*\*\* McGahan, Alan – 15799 Algoma

