

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION
Regular Meeting & Public Hearing
February 5, 2018**

Chairman Mike Freehling called the regular meeting and public hearings of the Planning Commission to order at 6:00 p.m. on Monday, February 5, 2018 in the meeting room of the Municipal Building, 2055 West John Beers Road, Stevensville, Michigan 49127.

CALL TO ORDER

ROLL CALL

Present: Mike Freehling, Glenn Youngstedt, Charlie Olszewski, Andy Barbott, Marc Florian, Chris Miller and Tony Korican.

Absent: None.

Also present: Building Official James Pheifer, Recorder, Judy Dunlap and Township Attorney Scott Dienes.

ADJOURNMENT TO PUBLIC HEARING

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION
Public Hearing
February 5, 2018
6:00 p.m.**

PURPOSE OF PUBLIC HEARING

A proposed text amendment to the Open Space Preservation regulations in the Township's Zoning Ordinance Section 230.322 Open Space Preservation, concerning public water and sanitary sewer requirements.

AFFIDAVITS OF POSTING, MAILING, AND PUBLISHING on file.

PRESENTATION

Attachment A.

PUBLIC COMMENTS

None.

CLOSE PUBLIC COMMENT SESSION

CORRESPONDENCE

None.

SESSION FOR COMMISSION TO ASK QUESTIONS AND ADDRESS THE CHAIRMAN ON THE PETITION

None.

ADJOURNMENT TO THE REGULAR MEETING

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION
Regular Meeting
February 5, 2018
Immediately following Public Hearing**

ADDITIONS TO AND APPROVAL OF THE AGENDA

None.

APPROVAL OF MINUTES

Youngstedt, seconded by **Florian** motioned to approve the minutes of the regular meeting on January 8, 2018 as e-mailed. No discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAFETY

The Department of Building Safety, year to date has issued 2 permits for single family dwellings, last year there was 3. For the month of January there were 2 permits issued for single family dwellings. For the month of January 2017 there were 3 permits issued for single family dwellings.

At this time last year, house construction values alone totaled \$850,000. This year they are at \$745,000.

In 2018, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$1,453,083. In 2017, total construction values were at \$981,391.

In the month of January there were 182 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS

A proposed text amendment to the Open Space Preservation regulations in the Township's Zoning Ordinance Section 230.322 Open Space Preservation, concerning public water and sanitary sewer requirements.

Frehling noted that the Open Space Preservation ordinance is not doing what they would like it to do. Since the Subdivision ordinance and the Site Condominium Ordinance requires public water and public sewer, **Dienes** noted that the language should be changed to "permitted" in the Open Space ordinance and the PUD Ordinance. **Dienes** was requested to research all the documents and other ordinances that need to be changed. Since it is changing the meaning of the ordinance a public hearing is needed on those ordinances.

The Commissioners set the public hearing to March 5, 2018 at 6:00 p.m. **Dienes** will provide the verbiage on those documents and further update the Open Space Preservation ordinance with the Commissioners approval at a future meeting.

UNFINISHED BUSINESS

A. Review AG district issues.

Frehling asked **Dienes** if a split could be done under the Open Space Preservation Ordinance. **Dienes** stated that it would be complicated since it is more limited. It is worth

looking at, but there are things done in Ag district that you may not want done in Open Space. **Freehling** and **Dienes** will do more research on the subject.

B. Review the sign ordinance.

Olszewski stated that they are anticipating sending out a survey and having an informational meeting in the future for the public.

PUBLIC COMMENT

Tom Norbey noted that a medical marijuana informational meeting for the public will be held on March 6, 2018 at 6:00 p.m.

CORRESPONDENCE

Planning and Zoning News.

Township Planner Lynee Wells memorandum on Tiny House's.

Freehling felt a workshop was needed on this subject. After some brief discussion, **Dienes** asked the Commissioners to think about developing some performance standards. Some thoughts were: where to place the units in the Township, the quality of the units, no mobile units, size limits, on a foundation, stick built, and units to be taxable.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:28 p.m.

The next regularly scheduled planning commission meeting will be held on March 5, 2018 at 6:00 p.m.