

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Regular Meeting
June 4, 2018

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, June 4, 2018 in the meeting room of the Lincoln Charter Township Municipal Building, 2055 West John Beers Road, Stevensville, Michigan 49127.

CALL TO ORDER

ROLL CALL

Present: Mike Freehling, Marc Florian, Charlie Olszewski, Chris Miller and Tony Korican.
Absent: Andy Barbott and Glenn Youngstedt.
Also present: Building Official James Pheifer and Recorder, Judy Dunlap.

APPROVAL OF MINUTES

Olszewski, seconded by **Korican** motioned to approve the minutes of the regular meeting minutes of May 7, 2018 as e-mailed. No discussion. All Ayes. Motion carried.

ADDITIONS TO AND APPROVAL OF THE AGENDA

None.

DEPARTMENT OF BUILDING SAFETY

The Department of Building Safety, year to date has issued 15 permits for single family dwellings, last year there was 7. For the month of May there were 3 permits issued for single family dwellings. For the month of May 2017 there were 0 permits issued for single family dwellings.

At this time last year, house construction values alone totaled \$1,917,750. This year they are at \$4,224,500.

In 2018, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$7,483,876. In 2017, total construction values were at \$5,889,899.

In the month of May there were 302 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS

None.

UNFINISHED BUSINESS

Review the Sign Ordinance.

After some discussion it was decided to have a meeting with **Jim Pheifer**, Building Official, **Scott Dienes**, Township Attorney and the Planning Commission to review non-conforming signs and existing signs which have a change in ownership, use or brand. **Florian** will ask the Board for direction on giving more teeth to enforcement by clarifying the ordinance.

Review Ag district issues.

Freehling noted he received the Township Attorneys Ag issue text amendment draft and he will ask the Township Attorney to make a revision to the draft language. The revision would add “minimum” to the one acre parcel sections of the ordinance.

The planning commission set the public hearing for the AG issue text amendment for July 2, 2018 at 6:00p.m.

The Board sent back the hotel/motel issue to the Planning Commission with a question on the height and how it is measured. **Pheifer** noted that the height is measured from grade as stated in the ordinance section 230.317 and table 230.402 which states HC district 50 feet tall, CMU 35 feet tall or a hotel in CMU is 41 feet tall. Parapets are not included in the measurement.

The Board also sent back the Open Space ordinance to the Planning Commission for further review. **Florian** noted that the Board would approve the text amendment if the AG district was removed from the ordinance. **Freehling** stated that the Open Space ordinance was created with the purpose of preserving open space in farmland for the AG district. After some discussion, it was decided that no change would be made. If the board has issues with septic systems **Freehling** suggested that maybe an ordinance should be created either by the Township board requiring septic systems to be inspected at regular intervals. **Freehling** noted that the new technology has improved septic issues from the past old systems. **Freehling** will attend this month’s Board meeting to help clarify any questions the Board may have.

PUBLIC COMMENTS

Tom Norbey, Board Trustee, stated that he is worried about the long term effects of unmaintained septic systems, but on the other hand people are not clamoring to build PUD’s. He noted that Michigan is the only state that does not require yearly inspections on septic systems and maybe this needs to be addressed at the state level.

CORRESPONDENCE

Planning & Zoning News.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:56 p.m.

The next regularly scheduled planning commission meeting will be held on July 2, 2018 at 6:00 p.m.

Judy Dunlap, Recorder

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