

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

Chairman Mike Freehling called the regular meeting and public hearing of the Planning Commission to order at 6:00 p.m. on Monday, March 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, and Tony Korican.

Absent: Chris Miller.

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

**ADJOURNMENT TO PUBLIC HEARING**

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

**PURPOSE OF PUBLIC HEARING**

A proposed text amendment to section 230.413.02(B) of the PUD-Planned Unit Development District regulations, and Sections 16-165(10) and (11) of the Subdivision Control Ordinance, regarding public water and sanitary sewer requirements applicable to Open Space Preservation Developments made pursuant to section 230.322 of the Township's Zoning Ordinance.

**AFFIDAVITS OF POSTING, MAILING, AND PUBLISHING** on file.

**PRESENTATION**

Freehling noted that the Commission would like to remove the public water and sanitary sewer text from Open Space Preservation Developments.

**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

March 5, 2018

**Immediately following Public Hearing**

**ADDITIONS TO AND APPROVAL OF THE AGENDA**

None.

**APPROVAL OF MINUTES**

**Youngstedt**, seconded by **Olszewski** motioned to approve the minutes of the regular meeting and public hearing on February 5, 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 February there were 0 permits issued for single family dwellings. For the month of February 2017 there were 0 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 \$2,614,024. In 2017, total construction values were at \$1,186,834.

In the month of February there were 151 inspections made on (building, electrical, mechanical, plumbing, and rentals).

**NEW BUSINESS**

A proposed text amendment to section 230.413.02(B) of the PUD-Planned Unit Development District regulations, and Sections 16-165(10) and (11) of the Subdivision Control Ordinance, regarding public water and sanitary sewer requirements applicable to Open Space Preservation Developments made pursuant to section 230.322 of the Township's Zoning Ordinance. No discussion.

**Olszewski**, seconded by **Barbott** to recommend to the Board the above proposed text amendment as presented. See Attachment A.

The Board will need two readings after the County's review comments are received.

No more discussion. All Ayes. Motion Carried.

**Florian**, seconded by **Youngstedt** to recommend the 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 as discussed

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in the February 5, 2018 public hearing. See Attachment B. No discussion. All Ayes.  
Motion Carried.

Site Plan for AutoZone was presented by James Pheifer, Township Building Official after being reviewed by Lynee Wells, Township Planner, and Christopher Quattrin, County Drain Commissioner. It was noted that any development that was retail would be ok. **Florian** asked if there were any concerns. **Pheifer** stated that there were no concerns other than it is a small lot. **Dienes** asked why the Township isn't requiring Meijer to irrigate the sandy landscaping. **Dienes** suggested that someone from the Township talk with Meijer regarding irrigating the landscape. **Florian** will talk to the Board.

**Florian**, seconded by **Youngstedt** to approve the staff recommended AutoZone Site Plan subject to it being cross referenced to the Meijer Site Plan.

### **UNFINISHED BUSINESS**

A. Review AG district issues. Is still in process.

B. Review the sign ordinance. A Community Conversation meeting about signs for the public is scheduled for Tuesday April 17, 2018 from 4:30 pm to 6:00 pm.

### **PUBLIC COMMENTS**

**Tom Norbey** asked what areas at Meijer need to be watered? **Dienes** stated that it is all weeds along the sidewalks and the lawn areas need to be watered. **Youngstedt** stated that Walgreen's does not weed either. **Youngstedt** felt the Township should offer an incentive or a contest to improve and maintain commercial landscaping. Offer a small reward. **Olszewski** noted that our ordinance language requires commercial irrigation. **Youngstedt** noted that Culver's and the Hotels do a good job. **Youngstedt** also noted that Gil's Top Shelf has very obtrusive LED lights off the building. **Pheifer** said he would look into it.

### **CORRESPONDENCE**

Planning and Zoning News.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:40 p.m.

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