

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION
Regular Meeting & Public Hearing
July 1, 2019**

Chairman Mike Freehling called the regular meeting and public hearing of the Planning Commission to order at 6:00 p.m. on Monday, July 1, 2019 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 and Recorder, John Baumann.

ADJOURNMENT TO PUBLIC HEARING

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION
Public Hearing
July 1, 2019
6:00 p.m.**

PURPOSE OF PUBLIC HEARING

A proposed text amendment to Articles 2 and 8 of the Zoning Ordinance to revise definitions of certain terms, and regulations related to signs.

AFFIDAVITS OF POSTING, MAILING, AND PUBLISHING on file.

PRESENTATION

Planning Commissioner Charlie Olszewski gave a presentation on amendments to Articles 2 and 8 of the Zoning Ordinance to revise definitions of certain terms, and regulations related to signs.

PUBLIC COMMENTS

Dave Randolph – 3181 Oak Lane – Was in favor of the amendments to Articles 2 and 8 of the Zoning Ordinance. Randolph having worked on the prior amendments to the sign ordinance felt it was imperative to make sure that pole signs and signs are safe.

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
July 1, 2019
Immediately following Public Hearing**

ADDITIONS TO AND APPROVAL OF THE AGENDA

None.

APPROVAL OF MINUTES

Youngstedt, seconded by **Korican** motioned to approve the minutes of the regular meeting June 3, 2019 as e-mailed. No discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAFETY

The Department of Building Safety, year to date has issued 10 permits for single family dwellings, last year there was 16. For the month of June there was 1 permit issued for single family dwellings. For the month of June 2018 there was 1 permit issued for single family dwellings.

At this time last year, house construction values alone totaled \$4,674,500. This year they are at \$2,838,984.

In 2018, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$8,392,366. In 2019, total construction values are at \$5,620,205.

In the month of June there were 296 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS

A. To consider amendments to Articles 2 and 8 of the Zoning Ordinance to revise definitions of certain terms, and regulations related to signs.

Freehling thanked the subcommittee for all of their hard work on the amendments to the sign ordinance.

Freehling stated he had a couple of discussion points on the amendments to the ordinance. **Freehling** discussed striking *balloon* from Section 230.802 item L to be consistent with the rest of the sign ordinance. **Freehling** discussed adjusting Section 230.805 item D and changing items E, F and G to 1, 2 and 3 under item D. **Freehling** discussed correcting Section 230.807 item d by removing *not* from the last sentence.

Youngstedt started discussion about educational facilities and how they are referenced in the amendments. **Olszewski** stated that the ordinance was written so that these facilities also need to follow the permitting process. Discussion continued about educational facilities and how they are handled in the amendments.

Olszewski addressed township properties and how they are handled in the ordinance amendments. **Olszewski** also stated that in the future township policies should be created to handle how township signs will be addressed.

Olszewski explained that the amendments defined a ground mounted sign. **Freeling** remarked that to remain consistent in the amendments *mounted* should be removed from the ground mounted sign terminology. **Olszewski** agreed. **Olszewski** then described how the amendments were adjusted to remain content neutral.

Florian stated Section 230.807 item c was vague and changes in brand and ownership should be added to this item. Discussion ensued about changing item c to included brand and real estate ownership. It was determined to include language referencing brand and real estate ownership into item c.

Barbott questioned how ground sign height was determined in the ordinance. The board discussed how sign height was determined and what determines finish grade level of ground signs.

Freeling summarized the changes discussed at the meeting and plan for final review these changes at the August 5th meeting.

B. Don Kamp of Hickory Creek Realty, LLC is requesting a two year plat extension of Phase II of The Heritage subdivision.

Freeling discussed the history and plat extension with the board.

Youngstedt, seconded by **Olszewski** motioned to recommend approval to the Township Board of the two year plat extension of Phase II of the Heritage subdivision. Discussion was had about the future of the plat, potential of development, and ordinance changes impacting the plat. All Ayes. Motion carried.

UNFINISHED BUSINESS

Freehling stated that he reached out to Nathan from Williams & Works to discuss eco-friendly housing at August 5th meeting.

PUBLIC COMMENTS

CORRESPONDENCE

Planning and Zoning News.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:50 p.m.

The next regularly scheduled planning commission meeting will be held on August 5, 2019 at 6:00 p.m.

John Baumann, Recorder

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