

**PLANNING COMMISSION  
REGULAR MEETING**

**January 9, 2017**

**4884 W. Curtis St.**

**MEMBERS PRESENT:**

Arthur Brood  
Kathy Noel

**MEMBERS ABSENT:**

Barb Hampton  
Carolyn Hall  
John Kane

No quorum. Meeting canceled.

# PLANNING COMMISSION REGULAR MEETING

February 13, 2017

4884 W. Curtis St.

**MEMBERS PRESENT:**

Arthur Brood  
Kathy Noel  
John Kane

**MEMBERS ABSENT:**

Barb Hampton  
Carolyn Hall

Also present Judy Wright.

**CALL TO ORDER:**

Chairman Brood called the meeting to order at 6:29 PM

**#1 MOVED:** by Kathy Noel, second by John Kane, to approve the agenda as presented.

Motion carried.

**#2 MOVED:** by John Kane, second by Kathy Noel to approve the minutes of the December 12, 2016, meeting as presented. Motion carried.

**PUBLIC COMMENT:** None

**CHAIRMAN'S REMARKS:**

- Regarding a new medical marihuana ordinance: I have been researching the new law by reading and talking to the Prosecuting Attorney and the County Sheriff. In my opinion there are too many unknowns at this time. We should ask the Township Board for guidance before pursuing any new ordinance.
- I believe that it would be prudent to establish rules for our public meetings. The rules should be posted so that anyone attending a Planning Commission meeting will know what is expected.

**NEW BUSINESS:** None

**OLD BUSINESS:**

The commissioners continued to review Ordinance #20, Subdivision Control Ordinance. Several typographical and formatting errors were noted. Review will continue next month.

**ADJOURNMENT:** There being no further business the meeting was adjourned at 7:55 PM.

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John A. Kane, Secretary

Minutes taken & typed by Judy Wright

**PLANNING COMMISSION  
REGULAR MEETING**

**March 13, 2017**

**4884 W. Curtis St.**

**MEMBERS PRESENT:**

Arthur Brood  
Kathy Noel  
John Kane

**MEMBERS ABSENT:**

Barb Hampton  
Carolyn Hall

Also present Supervisor James Moore, Dr. Valerie Chadwick, and Judy Wright.

**CALL TO ORDER:**

Chairman Brood called the meeting to order at 6:30 PM

**#1 MOVED:** by John Kane, second by Kathy Noel, to approve the agenda with the additions of discussions of Payne & Dolan issue, street sign issue, and FOIA request.  
Motion carried.

**#2 MOVED:** by Kathy Noel, second by John Kane to approve the minutes of the February 13, 2017, meeting as presented. Motion carried.

**PUBLIC COMMENT:** None

**CHAIRMAN'S REMARKS:** None

**NEW BUSINESS:**

Site Plan Review: The zoning application and site plan for Dr. Chadwick's use of the building at 16946 S. Riley Street as a veterinary clinic were reviewed.

**#3 MOVED:** by Kathy Noel, second by John Kane to approve the change of use of the building at 16946 S. Riley Street. The building will be used as a veterinary clinic.  
Motion carried.

Zoning Map: It was discussed that the members need copies of the inset of the "business district" portion of the zoning map. Judy will secure copies for each of the members as well as an electronic copy that could be posted to the township's website.

Payne & Dolan issue: John Kane relayed information he was given at the Board of Review by an Arbor Ridge resident about noise and odors. The Commission will take the information under advisement.

Street Sign Issue: A resident of Ramona Drive questioned John Kane at the Board of Review about getting a street sign. Supervisor Moore will address this issue.

FOIA Request: The administrative office had received a request for answers to a variety of questions regarding the existing Coca Cola plant building. One question discussed was regarding the rebuilding of the facility if they were to suffer a casualty loss. It is the opinion of the Commissioners that because the building was constructed prior to the zoning ordinance's adoption in 1999 it would be able to be rebuilt with the same footprint and use as it exists today.

**OLD BUSINESS:**

The commissioners continued to review Ordinance #20, Subdivision Control Ordinance. Several typographical and formatting errors were noted. Review will continue next month.

**ADJOURNMENT:** There being no further business the meeting was adjourned at 8:00 PM.

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John A. Kane, Secretary

**PLANNING COMMISSION  
REGULAR MEETING**

**April 10, 2017**

**4884 W. Curtis St.**

**MEMBERS PRESENT:**

Arthur Brood  
Kathy Noel  
John Kane  
Barb Hampton

**MEMBERS ABSENT:**

Carolyn Hall

Also present Supervisor James Moore and Judy Wright.

**CALL TO ORDER:**

Chairman Brood called the meeting to order at 6:32 PM

**#1 MOVED:** by John Kane, second by Barb Hampton, to approve the agenda as presented.  
Motion carried.

**#2 MOVED:** by Kathy Noel, second by John Kane to approve the minutes of the March 13, 2017, meeting as presented. Motion carried.

**PUBLIC COMMENT:** Supervisor Moore informed the Commission that he intends to contact MTA to have someone come up to a special meeting to educate all attendees about the changes that will be occurring due to the new medical marihuana law.

**CHAIRMAN'S REMARKS:** None

**NEW BUSINESS:** None

**OLD BUSINESS:**

The commissioners continued to review Ordinance #20, Subdivision Control Ordinance. Several typographical and formatting errors were noted. Review will continue next month.

**ADJOURNMENT:** There being no further business the meeting was adjourned at 8:00 PM.

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John A. Kane, Secretary

**PLANNING COMMISSION  
REGULAR MEETING**

**May 8, 2017**

**4884 W. Curtis St.**

**MEMBERS PRESENT:**

Arthur Brood  
John Kane  
Kathy Noel  
Barbara Hampton

**MEMBERS ABSENT:**

Carolyn Hall

Also present: Supervisor Moore and Zoning Administrator Calkins

Chairman Brood called the meeting to order at 6:30 p.m.

**#1 MOVED:** by Kathy Noel, second by John Kane, to approve the agenda as presented. Motion carried.

**#2 MOVED:** by Kathy Noel, seconded by John Kane, to approve the minutes of the previous meeting.  
Motion carried.

**PUBLIC COMMENT:** None

**CHAIRMAN'S REMARKS:**

- Chairman Brood announced that we would not continue our efforts to review existing ordinances due to the need to discuss several items of concern by Supervisor Moore and Zoning Administrator Calkins.

**NEW BUSINESS:**

- Zoning Administrator Calkins and Supervisor Moore brought several items to the Planning Commission's attention with the request that ordinances be developed that would be enforceable. These items included excess numbers of dogs in the residential area and the ticketing process. A number of residents are keeping in excess of the three dogs permitted by ordinance and do not respond to Township requests to reduce them.
- Supervisor Moore noted that he had found at least one home in the subdivision containing more than one family. After research and discussion it was agreed that existing State law was sufficient to address this situation.
- In response to these requests, members spent time researching existing ordinances and working with Zoning Administrator Calkins. It was agreed that existing ordinances were sufficient. In cases where a resident is not in compliance with an ordinance, the Township needs to determine if they wish to pursue it in the courts as a civil matter.

**May 8, 2017**

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- Supervisor Moore requested that the commission work on a draft ordinance for the regulation of the sale of medical marijuana in the district. After much discussion it was agreed that we need to determine what State of Michigan requirements will be before we draft an ordinance.
- Secretary John Kane requested that a referendum on the marijuana issue be placed on the August ballot. This would help determine the feeling of township residents on this issue. Supervisor Moore agreed to do this.

- Elections were conducted for membership on the Planning Commission.

**#3 MOTION:** by Barbara Hampton, second by Kathy Noel, that existing officers be retained. Motion carried.

There being no further business the meeting was adjourned at 7:50 PM

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John A. Kane, Secretary

**PLANNING COMMISSION  
REGULAR MEETING**

**June 12, 2017**

**4884 W. Curtis St.**

**MEMBERS PRESENT:**

Arthur Brood  
Kathy Noel  
Carolyn Hall

**MEMBERS ABSENT:**

John Kane  
Barb Hampton

Also present Supervisor James Moore and Judy Wright.

**CALL TO ORDER:**

Chairman Brood called the meeting to order at 6:35 PM

**#1 MOVED:** by Kathy Noel, second by Carolyn Hall, to approve the agenda as presented. Motion carried.

**#2 MOVED:** by Carolyn Hall, second by Kathy Noel to approve the minutes of the May 8, 2017, meeting as presented. Motion carried.

**PUBLIC COMMENT:** Supervisor Moore informed the Commission of several items:

- He will be contacting MTA for wording of a medical marihuana referendum question to be put on the ballot.
- Due to lack of support by county animal control, he will be seeking legal assistance to remedy the issue of a resident having too many dogs.
- There is an illegal addition at 109 Kincheloe that is being pursued.
- The Sault Tribe is exploring putting modular housing units in the Country Lane, Wedgewood, Greenwood Way & Forest Lodge Road roads in the Country Club Condos.

**CHAIRMAN'S REMARKS:** None

**NEW BUSINESS:** None

**OLD BUSINESS:**

The commissioners completed the review of Ordinance #20, Subdivision Control Ordinance.

**ADJOURNMENT:** There being no further business the meeting was adjourned at 7:30 PM.

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John A. Kane, Secretary

# Attention!

The Planning Commission meeting regularly scheduled for Monday, July 10, 2017, has been canceled.

**PLANNING COMMISSION  
REGULAR MEETING**

**August 14, 2017**

**4884 W. Curtis St.**

**MEMBERS PRESENT:**

Arthur Brood  
Kathy Noel  
John Kane

**MEMBERS ABSENT:**

Carolyn Hall

Also present Judy Wright.

**CALL TO ORDER:**

Chairman Brood called the meeting to order at 6:35 PM

**#1 MOVED:** by John Kane, second by Kathy Noel, to approve the agenda as presented. Motion carried.

**#2 MOVED:** by Kathy Noel, second by John Kane to approve the minutes of the June 12, 2017, meeting as presented. Motion carried.

**CHAIRMAN'S REMARKS:**

The first hot topic at the MTA conference in Frankenmuth was medical marihuana. Throughout the discussions several more negative effects were noted than positives.

Positives:     a) Cash Inflow  
                  b) Jobs

Negatives:    a) Community Reputation  
                  b) Cash Business – security issues  
                  c) License Fees – have to be used to administer the ordinance  
                  d) Share of Tax – township would net \$1,500 on every \$1,000,000 in sales reported to the state

Unknowns:    a) Fluidity of rules  
                  b) Push for recreational use

**#3 MOVED: by Barb Hampton, second by Kathy Noel, to recommend, for clarity, that the Board adopt the MTA's Opt Out policy. Motion carried.**

Another subject discussed was short term rentals. Some communities are concerned about property owners renting their homes or vacation homes and having too many people in the home, too much traffic, etc. There is an effort to get the state legislature to regulate this activity. The real estate industry favors regulating by enforcing local ordinances.

Something to be thinking about for the future is large event venue regulation.

**NEW BUSINESS:**

The site plan for Chadwick Veterinary Clinic was reviewed.

**#4 MOVED:** by John Kane, second by Kathy Noel, to approve the Chadwick Veterinary Clinic parking site plan as presented. Motion carried.

After a short discussion it was decided to add a Section 5-Fireworks to Nuisance Ordinance #1.109 with sections

from the Milton Township Fireworks ordinance making up the text of the new section. A rough draft will be available for members to review at the next meeting.

**OLD BUSINESS:**

No additional ordinances were reviewed at this time.

**ADJOURNMENT:** There being no further business the meeting was adjourned at 8:20 PM.

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John A. Kane, Secretary

Minutes taken & typed by Judy Wright

**PLANNING COMMISSION  
REGULAR MEETING**

**September 11, 2017**

**4884 W. Curtis St.**

**MEMBERS PRESENT:**

Arthur Brood  
Kathy Noel

**MEMBERS ABSENT:**

Carolyn Hall  
John Kane  
Barb Hampton

Also present Judy Wright.

**CALL TO ORDER:**

Chairman Brood called the meeting to order at 6:30 PM

No quorum present

**CHAIRMAN'S REMARKS:**

Given today's date, I'd like to thank all the first responders who continue to keep our community safe.

**OLD BUSINESS:**

Ordinance #1.109 & #3 were reviewed.

**ADJOURNMENT:** There being no further business the meeting was adjourned at 7:30 PM.

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John A. Kane, Secretary

Minutes taken & typed by Judy Wright

**PLANNING COMMISSION  
REGULAR MEETING**

**October 9, 2017**

**4884 W. Curtis St.**

**MEMBERS PRESENT:**

Arthur Brood  
Kathy Noel  
John Kane

**MEMBERS ABSENT:**

Carolyn Hall  
Barb Hampton

Also present Judy Wright.

**CALL TO ORDER:**

Chairman Brood called the meeting to order at 6:35 PM

**MOTION #1:** by John Kane, second by Kathy Noel, to approve the agenda for October 9, 2017, as presented.  
Motion carried.

**MOTION #2:** by Arthur Brood, second by John Kane, to accept minutes of August 14, 2017, as written. Motion carried.

**MOTION #3:** by Arthur Brood, second by Kathy Noel, to accept minutes of September 11, 2017, as written.  
Motion carried.

**CHAIRMAN'S REMARKS:**

Carolyn Hall has submitted her resignation. A new member will be appointed at the next Board meeting.

**OLD BUSINESS:**

Ordinance #11A, 15, and 23 were reviewed.

**ADJOURNMENT:** There being no further business the meeting was adjourned at 8:55 PM.

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John A. Kane, Secretary

Minutes taken & typed by Judy Wright

**PLANNING COMMISSION  
REGULAR MEETING**

**November 13, 2017**

**4884 W. Curtis St.**

**MEMBERS PRESENT:**

Arthur Brood  
Kathy Noel  
John Kane

**MEMBERS ABSENT:**

Barb Hampton

**CALL TO ORDER:**

Chairman Brood called the meeting to order at 6:30 p.m.

**MOTION #1:** by John Kane, second by Kathy Noel, to approve the agenda for November 13, 2017, as presented. Motion carried.

**MOTION #2:** by John Kane, second by Kathy Noel, to accept minutes of October 9, 2017, as written. Motion carried.

**MOTION #3:** by Arthur Brood, second by John Kane, to keep budget request levels the same for the new fiscal year. Motion carried.

**CHAIRMAN'S REMARKS:**

Chairman Brood recognized and thanked all military veterans for their service to our country.

**OLD BUSINESS:**

- Members reviewed the final version of township ordinance 11A. The indent on Section 1 needs correcting. No changes to content.
- Members reviewed the final version of township ordinance 15. No changes to content.
- Members reviewed the final version of township ordinance 23. No changes to content.

**NEW BUSINESS:**

- Members reviewed township ordinance 40 and decided to table it until Section II of the ordinance is deciphered.
- Members reviewed township ordinance 55 and tabled it until Judy Wright returns to help answer questions.
- Members reviewed township ordinance 57 and tabled it until Judy Wright returns to help answer questions.

There being no further business the meeting was adjourned at 7:25 p.m.

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John A. Kane, Secretary

**PLANNING COMMISSION  
REGULAR MEETING**

**December 11, 2017**

**4884 W. Curtis St.**

**MEMBERS PRESENT:**

Arthur Brood  
Kathy Noel  
John Kane  
Robert Jones

**MEMBERS ABSENT:**

Barb Hampton

**CALL TO ORDER:**

Chairman Brood called the meeting to order at 6:30 p.m.

**MOTION #1:** by John Kane, second by Kathy Noel, to approve the agenda for December 11, 2017, as presented. Motion carried.

**MOTION #2:** by Kathy Noel, second by John Kane, to accept minutes of November 13, 2017, as written. Motion carried.

**CHAIRMAN'S REMARKS:**

Chairman Brood welcomed new Commissioner Robert Jones.

**NEW BUSINESS:**

Commissioner Jones was sworn in by Deputy Clerk Wright.

**OLD BUSINESS:**

Members reviewed the edits to Ordinance #3.

**MOTION #3:** by John Kane, second by Kathy Noel, to accept Ordinance #3 with edits as presented. Motion carried.

Members reviewed Ordinance #20. Judy Wright will print copies for the members with changes noted for next month's meeting.

Members reviewed Ordinance #1.109.

**MOTION #4:** by Kathy Noel, second by John Kane, to accept Ordinance #1.109 with edits as presented. Motion carried.

Ordinance #40 was briefly discussed. Judy Wright stated that an annual meeting was no longer required. An edited copy of the ordinance will be reviewed at next month's meeting.

There being no further business the meeting was adjourned at 8:00 p.m.

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John A. Kane, Secretary

Minutes taken and typed by Judy Wright