

**Millington Township Planning Commission
Monday, November 13, 2023 at 6:00 P.M.
8553 State Street, Millington, MI 48746**

Public Hearing & Regular Board Meeting Minutes

Meeting Called to Order at 6:00 P.M. by Zavitz.

Members Present: Alvin Zavitz, Chairman; Ed Maschke, Vice Chairman; Luanne Jaruzel, Millington Township Board and Planning Commission Representative; Jennifer Koch, Secretary; and Doyle Pletcher, Board Member.

Members Absent: N/A.

Roger Leach, Millington Township Zoning Ordinance Administrator Present: Yes.

Guests: There were 14 guests.

Motion by Zavitz to add Steve Ley to discuss Zoning Ordinance changes that took place in 2020 in the New Business section under Millington Township Planning Commission Policy for Public Comments at Meetings agenda item. Seconded by Pletcher. Zavitz called for a roll call vote: Pletcher – aye; Jaruzel – aye; Maschke – aye; Koch – aye; and Zavitz – aye. Motion Carried.

Review/Approval of Minutes

- Reviewed Monday, October 9, 2023 Public Hearing & Regular Board Meeting Minutes. Maschke motioned to approve the Monday, October 9, 2023 Public Hearing & Regular Board Meeting Minutes. Seconded by Zavitz. Zavitz called for a roll call vote: Pletcher – aye; Jaruzel – aye; Maschke – aye; Koch – aye; and Zavitz – aye. Motion Carried.
 - Michigan Sand Products LLC SLUP Attachments; Leach stated waiting for Jon Strauchman to initial the Monday, October 9, 2023 Public Hearing & Regular Board Meeting Minutes.
 - Mike and Jessi Fall's SLUP Attachments; Koch read Millington Township Regular Board Meeting minutes for October 16, 2023 that states "Motion by Green, support by Keinath to send the decision of the SLUP for the campground/mud bog on Irish Road to the ZBOA upon the recommendations of MTA and the failed process of the Planning Commission. Ayes: 3 Nays: 1 Abstained: 1 Motion carried"; discussion of their SLUP.
- Pletcher asked Planning Commission board members (including the Secretary) not to text unless it states when a meeting is scheduled or that there are documents to be picked up at the Millington Township Office; Pletcher also stated he does not have email address.

Public Hearing

- Koch motioned to immediately open the Public Hearing for Millington Township (Draft) Ordinance to Amend the Zoning Ordinance To Regulate Bed and Breakfast Establishments, Short-Term Rentals, and Long-Term Rentals as Principal Uses Permitted. Seconded by Pletcher. Zavitz called for a roll call vote: Pletcher – aye; Jaruzel – aye; Maschke – aye; Koch – aye; and Zavitz – aye. Motion Carried.
 - Zavitz read the Millington Township Planning Commission Policy for Public Comments document.
 - Koch provided the board members with the following documents:
 - Millington Township (Draft) Ordinance to Amend the Zoning Ordinance To Regulate Bed and Breakfast Establishments, Short-Term Rentals, and Long-Term Rentals as Principal Uses Permitted, and
 - Millington Township Bed and Breakfast Establishments, Short-Term Rental, and Long-Term Rental Agreement.
 - Zavitz read the Millington Township (Draft) Ordinance to Amend the Zoning Ordinance To Regulate Bed and Breakfast Establishment, Short-Term Rentals, and Long-Term Rentals as Principal Uses Permitted document; working with Attorney Laura Genovich from Foster Swift Collins & Smith PC.
 - Zavitz welcomed the guests and opened the Public Hearing for Public Comment(s).

- Steve Ley read his letter (Millington Township Public Hearing and Planning Commission Meeting, dated November 13, 2023; also attached to the letter Millington Township Zoning Ordinance Articles and Master Plan Violations dated November 13, 2023);
- more restrictions of lot size and don't see lot size restrictions per Paul Martin;
- property rezoning asked if the property gets rezoned as commercial (answered by Maschke; requests past twelve (12) months rental documents (answered by Zavitz and Maschke), inspection the complaint and parking concerns on her way home in the middle of the night, applying for a rental permit (answered by Zavitz), and reapplying for a rental permit (answered by Zavitz) by Ruthann Davenport;
- obeying all state and county building codes, septic fields are a big concern, should be an inspection be involved for septic fields, and inspection for an exposed septic by Jim Cobb;
- septic concern addressed, why not others held to same criteria, parking concern addressed, lake residents had fifteen (15) cars down the road, why isn't everybody following the rules, two (2) dogs not on a leash (Sherry held up a photo), rules on health and safety, lake residents have a lot of company, do for everybody with the rules, in 2022 twenty nine (29) renters with thirty four (34) nights was just over twenty five (25) percent with use from May to December being a concern (answered by Zavitz) by Sherry Morris;
- concern of rolling twelve (12) months (question provided by Maschke), link available on the website of time booked, someone wants to rent for the winter only, dogs, his sewer is pumped every two (2) years, and same with fire extinguishers by Paul Dudley;
- person liable and held responsible such as misdemeanor or civil infraction, need a workshop, district court, American Handicap Association, renters background, egress windows, handicap doors, railing in bathrooms, and Dan looked at the Millington Township Office men's bathroom and stated there is two (2) handicap rails by Dan Davenport; and
- building codes, egress windows and sprinklers don't apply and can be looked up in the codes, and no police calls on his rental by Mark Morris.
- The Planning Commission answered questions/concerns that the Public brought forth.
- Zavitz motioned to close the Public Hearing Comments and to close the Public Hearing. Seconded by Koch. Zavitz called for a roll call vote: Pletcher – aye; Jaruzel – aye; Maschke – aye; Koch – aye; and Zavitz – aye. Motion Carried at 7:06 P.M.

Old Business

- Pletcher motioned to immediately open the Planning Commission Regular Board Meeting. Seconded by Zavitz. Zavitz called for a roll call vote: Pletcher – aye; Jaruzel – aye; Maschke – aye; Koch – aye; and Zavitz – aye. Motion Carried at 7:07 P.M.
- Discussion of the Millington Township (Draft) Ordinance to Amend the Zoning Ordinance To Regulate Bed and Breakfast Establishments, Short-Term Rentals, and Long-Term Rentals as Principal Uses Permitted.
 - Planning Commission reviewed/revised the Millington Township (Draft) Ordinance to Amend the Zoning Ordinance To Regulate Bed and Breakfast Establishments, Short-Term Rentals, and Long-Term Rentals as Principal Uses Permitted.
 - Article 20 Amendments and Rezoning Section 20.03 PLANNING COMMISSION HEARING AND RECOMMENDATIONS read by Zavitz; and Section 20.04 TOWNSHIP BOARD read by Zavitz.
 - Koch motioned that the Planning Commission recommends Koch to forward the (Draft) now titled Millington Township (Draft) Ordinance to Amend the Zoning Ordinance To Regulate Bed and Breakfast Establishments, Short-Term Rentals, and Long-Term Rentals as Principal Uses Permitted document with the agreed upon changes to the Tuscola County Planning Commission per Article 20 Amendments and Rezoning Section 20.03 PLANNING COMMISSION HEARING AND RECOMMENDATIONS and Section

20.04 TOWNSHIP BOARD. Seconded by Zavitz. Zavitz called for a roll call vote: Pletcher – aye; Jaruzel – aye; Maschke – aye; Koch – aye; and Zavitz – aye. Motion Carried.

New Business

- Motion by Zavitz for Steve Ley to discuss Zoning Ordinance changes that took place in 2020 in the New Business section before Planning Commission Bylaws agenda item. Seconded by Pletcher. Zavitz called for a roll call vote: Pletcher – aye; Jaruzel – aye; Maschke – aye; Koch – aye; and Zavitz – aye. Motion Carried.
- Steve Ley to discuss Zoning Ordinance changes that took place in 2020; Steve read his letter (Planning Commission member's wrongful exercise of authority, wrongdoings as a Public Official, and dereliction of duty dated November 13, 2023). Zavitz, Koch, Maschke, and Pletcher addressed Steve regarding his letter.
- Planning Commission Bylaws
 - Koch provided the following documents: PLANNING COMMISSION BY LAWS dated April 8, 2009; and MILLINGTON TOWNSHIP PLANNING COMMISSION BYLAWS (draft document to review/revise).
 - Motion by Maschke to postpone the MILLINGTON TOWNSHIP COMMISSION BYLAWS (draft document to review/revise) until our next tentative Regular Board Meeting. Seconded by Jaruzel. Zavitz called for a roll call vote: Pletcher – aye; Jaruzel – aye; Maschke – aye; Koch – aye; and Zavitz – aye. Motion Carried.
- Millington Township Planning Commission Policy for Public Comments at Meetings.
 - Koch provided the following documents: Millington Township Planning Commission Policy for Public Comments at Meetings from October 28, 2019 minutes; and Millington Township Planning Commission Policy for Public Comments at Meetings (draft document to review/revise).
 - Motion by Maschke to postpone the Millington Township Planning Commission Policy for Public Comments at Meetings (draft document to review/revise) until our next tentative Regular Board Meeting. Seconded by Jaruzel. Zavitz called for a roll call vote: Pletcher – aye; Jaruzel – aye; Maschke – aye; Koch – aye; and Zavitz – aye. Motion Carried.
- Millington Township Zoning Ordinance Administrator Report was not presented.

Public Comment(s)

- Paul Dudley; and Sherry Morris.

Next Planning Commission Meeting

- The next tentative Special Public Hearing Meeting on Thursday, November 30, 2023 at 6:00 P.M. for TCA Management LLC proposal for Special Land Use Permit; Parcel Identification Number: 017-035-000-0100-04, 017-035-000-0100-05, 017-035-000-0400-03, 017-035-000-0500-00, 017-035-000-0510-00, and 017-035-000-0800-00 located at 10222 Sheridan Road in Millington, Michigan on approximately 249 acres to "CONTINUE SAND & GRAVEL OPERATIONS".
- The next tentative Regular Board Meeting will be Monday, January 8, 2024 at 6:00 P.M.

Adjourn

Jaruzel motioned to adjourn. Seconded by Maschke. Meeting adjourned by Zavitz at 8:45 P.M.

Attachment(s)

- Millington Township (Draft) Ordinance to Amend the Zoning Ordinance To Regulate Bed and Breakfast Establishments, Short-Term Rentals, and Long-Term Rentals as Principal Uses Permitted document with approved changes per Planning Commission board members for the Tuscola County Planning Commission per Article 20 Amendments and Rezoning Section 20.03 PLANNING COMMISSION HEARING AND RECOMMENDATIONS and Section 20.04 TOWNSHIP BOARD.