

Millington Township Planning Commission

July 14, 2025 Meeting Minutes

Meeting was called to order by Chairman Zavitz at 6:01 pm. Roll call showed E. Maschke, D. Pletcher, M. Opperman, L. Jaruzel, A. Zavitz, ZA T, Deanzer and 8 guests present.

Jaruzel moved to approve the agenda as presented. Second by Maschke. All approved, motion carried.

Review/approve May 12, 2025 minutes – Since these minutes were not approved at the June meeting, they stand as they are. Discussion on how to make changes to minutes per MTA recommendations at meetings

Review/approval of the June 9, 2025 minutes – discussion to make the following changes: page 1, paragraph 3, insert MTA between “additional” and “information”; page 3, paragraph 7, correct the number to “5.03”; page 4, first paragraph strike “the permit is not transferable” as Maschke noted it was not part of the final motion. Motion by Jaruzel, second by Pletcher to approve the minutes with those changes. All voted yes. Motion carried.

Public comment – ZA Deanzer gave handout and reviewed it with the PC members regarding TCA permit to be signed tonight and the Proposed Cargo Shipping Container ordinance amendment being considered. Specific points of concern were language that predates the current SLUP that the permit signed in 2024 has as current ordinance language in Section 5.03. noting EGLE has replaced DEQ, conditions M, N, O, P and Q had been removed but are all listed as conditions per our ordinance, noting M & N are required. Letters O and P are protections to property owners and township. ZA did not recommend any changes to the 2024 permit. Regarding container ordinance, she discussed enforcement issues and concerns of the 12 regulations being considered.

No other public comment. Public comments closed.

Old Business – 1. Review and approve TCA Management LLC SLUP at 10222 Sheridan Rd, Millington, parcel #017-035-000-0100-07, 017-035-000-0100-09. 017-035-000-0100-10.

Discussion on how wording changed to match last extension. Reclamation plan needs to be redone; permit is currently compromised because it doesn't have it. Conditions noted by ZA above are in the ordinance. ZA had shared the information about the reclamation plan when she found it wasn't current, but ~~PC was of the mind that the reclamation plan and site plan were the same thing.~~ *site plan & reclamation plan was on the same document* Discussion that ordinances need to be followed and to keep current, permits will be updated with annual reviews at time of renewing. Pletcher stated that his position is that this permit should not be changed to match changes in the ordinances since the original SLUP was issued in 1977. Pletcher stated his position is that TCA would not have to comply with new ordinances past 2012, even though it was noted that some provisions in the ordinance may have changed. ZA stressed that when permits renew they are to come into compliance with the current Ordinance, and PC can add conditions, but are not allowed to

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waive conditions that are a part of the Ordinance. During discussion, ZA suggested checking the minutes to see if Mr. Gilling had agreed to the 200 foot buffer if he could keep the 50 buffer along the property he owned on the west side. Motion by Pletcher to approve the renewal of the SLUP of 2012 that is in the packet with the date amended to July 14, 2025, with item K corrected to reflect 100 foot setback and DEQ on the first page changed to EGLE in both sentences. Support by Opperman. ZA cautioned the board to note that this permit, if appealed, has implications for the property owner, noting wording like "obtaining" vs "maintaining" permits. Roll call vote showed Opperman – yes, Pletcher – yes, Maschke – yes, Jaruzel – abstain, Zavitz – yes. Motion carried.

2. Midwest Motors SLUP at 10435 State Rd. Millington, parcel 107-033-000-4009-09 review – During discussion Chairman Zavitz suggested leaving the permit as it was. The permit holder told him he had no concerns with the original permit and requested no change. Discussion included mention of the directive from the township board to not make changes to permits unless a request is made by the permit owner. Motion by Jaruzel, support by Pletcher to keep the Midwest Motors LLC/Todd Hahn SLUP original wording and not the updated version in front of us. Vote showed Opperman – no, Maschke – no, Pletcher – yes, Jaruzel – yes, Zavitz – yes. Motion carried.

3. Master Plan Update – 5 year review. Discussion on census changes, any major changes being planned that would show a need, etc. A recent census showed a decrease in population of 1.58% since 2020. Discussion on possibly polling the population to see if there have been changes in age or opinions of the people & including thoughts from village officials. Motion by Maschke to have Jaruzel contact the township board to initiate steps & get funding approval to have Wade Trim update our Master Plan. Second by Pletcher. All voted yes. Motion carried.

4. Old ordinance amendment review – Ordinances numbers 03-01, 02-03, 02-02, 02-01 that were active in 2002 ordinance were repealed in their entirety through a 2008 ordinance amendment. After discussion, motion by Jaruzel, second by Maschke that 02-01, as updated in 11/2024 be reissued as an amendment and added to the 2008/2020 ordinance and issued an updated number. All voted yes. Motion carried. Maschke moved that 03-01, 02-03, 02-02 be identified as inactive/repealed. Support by Zavitz. All voted yes, motion carried.

5. Cargo Shipping/Conex Container amendment review – Discussion including input from Zoning Administrator on enforcement, and how many acres should be owned to allow. Jaruzel moved to remove "semi-trailer, truck body or other motor vehicle body or similar item" from Section 14.11 of current ordinance and add paragraph 14.11 B. "Semi-trailers, truck bodies or other motor vehicle bodies or similar structures are allowable structures in all districts except LR & MHP." Second by Opperman. All voted yes, motion carried. A public hearing will be set at a future date.

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6. Millington Township Building Code ordinance number 74-1 – Need to repeal the old code that is very outdated (from 1974). Need to update and replace it with the current Michigan Building Code that is mandated and referenced in Michigan Compiled Law 125.1501. County Magistrate brought to light our lack of proper building code that is needed for blight enforcement. More research is needed. ZA will resend her information to the entire PC for follow up. Motion by Jaruzel to direct ZA to contact Safebuilt at the county, the township attorney for his suggestions and other townships for their building codes and blight ordinances that they are working with. Second by Opperman. All voted yes, motion carried.

New Business – 7. Review PC Bylaws and update – Comparison by Pletcher of PC and ZBA bylaws was done focusing on conflict of interest. MTA document was referenced. Pletcher would like to update the bylaws to the MTA Township Planning and Zoning Decision-making handbook. Motion by Opperman to direct Pletcher and Maschke to work together to redraft the conflict of interest based on the information from the MTA handbook and bring it to the next meeting. Second by Pletcher. All voted yes. Motion carried.

Zoning Administrator report had been sent to the PC members before the meeting and are in the meeting packets. Complaints mentioned were regarding Pedlow Road, and one on improper garbage containers use.

Next meeting will be August 11, 2025.

Motion by Opperman, Second by Zavitz to adjourn. All voted yes. Motion carried and meeting adjourned at 8:35 pm.

Respectfully submitted,

