

Millington Township Regular Planning Commission Meeting

January 13, 2025

Meeting was called to order by Chairman Alvin Zavitz at 6:02 PM. Roll call vote showed commission members M. Opperman, D. Pletcher, E. Maschke, L. Jaruzel, Zoning Administrator T. Deanzer and 14 guests present.

Chairman Zavitz moved to add Paul Dudley and Morris STR Permit to the agenda for discussion under new business and Paul & Renee Dudley's permit regarding fence requirement under old business. Second by Maschke. Agenda was approved with those additions.

Minutes from 11/11/24 were reviewed. Maschke noted time discrepancy on page 3. Secretary will look up proper time and correct it. Minutes were approved with the time correction.

Public Comment – Paul Dudley spoke on conditions of his STR special use permit and extra conditions and wording he felt was added. Wants to go back to original wording.

Sherry Morris – gave the board a handout and spoke on her STR special use permit and items that she said were added. Disputed some wording, doesn't want annual reviews.

Mark Morris – voiced concern that that someone is undermining the board and their hard work, take action to prevent it from happening again.

Motion by Opperman, second by Maschke to close public comment. Passed unanimously.

Old Business – Tri-County Aggregates LLC proposal for Special Use Permit Land Use Permit Status. Bob Gilling brought a letter requesting approval for Neighborhood Community Sales Supplies. Letter from lawyer was reviewed and discussed. Discussion on the property is zoned Ag/R & not zoned commercial, discussed what stage of reclamation plan is in effect. Discussion on whether the reclamation plan is still valid, as it has been more than 17 years since the Cedar Lakes Estates plan was approved or an extension given. Lawyer noted the subdivision site plan has been expired two years according to conditions on original SLUP and needs to be reviewed and reapproved. It was noted that this was an oversight of the PC board and needs to be addressed. Discussion on whether this request follows the ordinance and zoning. Pletcher moved to renew the reclamation plan as is, extend what is. No second. The board needs to see the plan before voting. Motion by Maschke to table the decision on the SLUP for the commercial enterprise until the reclamation plan is represented to the board, voted on and approved or denied at the next meeting. It was noted by Zoning Ordinance Officer Daenzer that according to the ordinance the special use permit and site plan need to be approved separately. Second by Pletcher. Maschke – yes, Opperman – yes, Pletcher – yes, Jaruzel – abstain, Zavitz – yes. Motion carried.

Renewable Energy Ordinances - Discussion on having a workshop on how to write a compatible energy ordinance, information on battery storage, possibly inviting other local officials, asking speakers to come. MTA or Wade Trim could help with this. Motion by Opperman to ask Adam

from Wade Trim for a March date and a cost to hold a workshop here. Second by Jaruzel. All voted yes, motion passed. Jaruzel will contact Adam at Wade Trim for this and bring the information back to the board. If a cost is received before the regular Millington Township Board meeting, that information will be presented to them for approval.

Storage Containers- Will address under new business as we will be taking public input on this issue.

Guide for Processing Special Use Permits – Discussion on the “Procedure for Processing Special Use Permits” shown by Maschke with section verbiage references to help with chronological order. Board members agree the addition of section numbers to the guidelines that were passed by the township board were helpful. ZA Deanzer will add this & send a copy to all boards.

Paul Dudley – Draft copy of Paul Dudley’s SUP was copied and given to the board to review. Item 4 D regarding the fence will be removed as Paul turned in a letter from his neighbor agreeing to not have a fence installed. Discussion about items 1–3 and L-Q that are recommended for all SLUP by MTA. Deanzer explained that these sections are recommended by both MTA and the Citizens Planner through MSU training she took. She was not prepared to show the documents because no one from the planning commission had asked her to bring the information in. She will be happy to bring in the documentation to a future meeting for the board so she can give explanations questions for 1–3 and L-Q and why those sections need to be on special use permits. Motion by Petcher, second by Maschke to table a decision on signing the Dudley permit to allow for the explanation at the February meeting All voted yes, motion passed.

Update Planning Commission Bylaws – Copy of updated bylaws was presented by Maschke for review. Jaruzel noted on D–1 wording to read ‘the secretary “with input or approval of chairman” will be responsible for preparing the agenda.’ (Added words in quotations.) Duplicated paragraph to be removed. Maschke will do changes and bring a copy back to the planning commission for final approval. Administrative assistant will be asked if she is willing to continue to have correspondence come through the office as is past practice for continuity of contact for the community. If she agrees, the wording will be changed from ‘clerk’ to administrative assistant in bylaws. After discussion, the appointment of chairperson, vice chairman and secretary of the planning commission was moved to be done at first meeting after January 1, changed from April 1. Pletcher nominated Jaruzel for secretary, seconded by Zavitz. All voted yes. Motion carried. Opperman nominated Zavitz for chairman, second by Pletcher. Vote showed Maschke -yes, Opperman – yes, Pletcher – yes, Zavitz – no, Jaruzel – yes. Motion carried. Doyle nominated Maschke for vice chair, second by Zavitz. All voted yes. Motion carried. Zavitz and Maschke will work as co-chairs for the planning commission. Zavitz will notify all boards chairmen to send information to both Maschke and himself.

The agenda deadline is Wednesday before a meeting. Jaruzel will ask Jackie if she can get an electronic copy of meeting information to the members by Friday afternoon for early review

before the meeting. The binders are prepared for the meetings at that time. Pletcher will pick up a printed copy. ZA Deanzer noted she sends out documentation to all members as she gets them and sends reports of approved permits to Zavitz and Supervisor. A list of complaints and enforcement is available in a spreadsheet. This can be shared with the commission in the meeting binder.

Mark Morris – has a complaint of item being added to the SLUP for the short term rental., specifically items L through M. This complaint is already set to go to the Zoning Board of Appeals and should follow the process. ZA Deanzer will bring in a timeline on the Morris permit, when she brings in the SLUP documents for review so that all SLUP have the same basic information as previously discussed. That information is needed to review all permits at the same time to decide if changes needed or not. Board agreed unanimously.

Storage containers – Public input was asked for on conex & storage containers. A notice was put in the county newspaper January 7, for the public to attend the meeting and voice their opinion. Letters were also sent to people that have some type of prohibited structures. One person attended. Two letters were read, one against the storage containers, one just didn't want them blocking views. Photos were shown to the board of storage structures already in place around the township.

Ron Burns – mentioned blight issue vs semis trailers being used for storage for years. Stated blight looks worse than the trailers, and trailers are being useful for storage. It was noted that most people that have semi-trailers as storage units are not aware that they were not allowed.

Discussion on what might be acceptable, whether to allow semi-trailers if they meet setbacks for lot lines. Discussed moving forward focusing on trailers that are part of a blight problem & make changes to current ordinances if needed, and whether to include storage containers, after review of Section 14.11, including how to enforce any change.

Date of next Planning Commission meeting is Feb.10, 2025.

Motion by Zavitz to adjourn, second by Jaruzel. All voted yes. Meeting adjourned at 9:25 pm.

Respectfully submitted,