

## Millington Township Planning Commission

September 8, 2025

Meeting was called to order at 6:00 PM by Chairman Zavitz. Roll call showed PC members E. Maschke, D. Pletcher, M. Opperman, L. Jaruzel, ZA Daenzer and 7 guests present.

Minutes were unanimously approved.

Agenda was approved after addition of #19.02 ZBA Appeal by Za Daenzer. Moved by Zavitz, second by Opperman, & all voted yes unanimously.

Public comment – Steve Ley spoke about the desire to have two public comment times like the Township Board does & as MTA recommends. Also spoke on conflict of interest and referenced a 2023 complaint & a 2022 MSU extension article.

Emory Close – spoke on conflict of interest.

OLD BUSINESS – 1. Blight Ordinance Amendment wording and review. ZA Daenzer presented a copy of the Blight Ordinance draft with the township lawyer's recommendations included, and the Construction Code Ordinance. She also checked with Vassar on their ordinance as PC requested. This needs to match the Civil Infraction Policy to present to the county magistrate's office for enforcement actions. ZA stressed that the blight ordinance applies outside the home. It was noted that Township Board approval would be required before Safebuilt would be brought in when needed. Questions by the PC were clarified by ZA. Motion by Jaruzel to accept the Millington Blight Ordinance as written, no second. Motion died. Discussion on item V & the 24-hour limitation. It is noted that that item has been in the ordinance since 2010 & applies to residential zone. Opperman moved to modify the "24-hour period" to "7-day period" and accept the rest of the Millington Township Blight Ordinance as written and move it to a public hearing on Oct. 13 meeting. Second by Pletcher. Vote showed Maschke – yes, Pletcher – yes, Opperman – yes, Zavitz – no, Jaruzel – yes. Motion carried.

2. Building Code Ordinance – Corrected title to Construction Code Ordinance copy presented. Clarification points were made by ZA. This transfers responsibility and enforcement to Tuscola County. No prior construction code ordinance was on file in township office records. This needs to be on file per the magistrate's office. The ZA will issue a zoning permit and the county is responsible for the building permit. Motion was made by Jaruzel to accept the Millington Township Construction Ordinance as written to transfer enforcement to the county as recommended by the magistrate and set an October 13 hearing date. Second by Pletcher. All voted yes, motion carried.

3. Section 14.11 Prohibited Structures Ordinance amendment wording review – Jaruzel noted her oversight of not getting the notices published and sent out to hold a hearing on this matter as voted on last meeting. The notice is ready to be sent to the paper when a new date is determined. She noted the last sentence of the first paragraph was changed to "A public hearing WILL BE SCHEDULED at the Sept.8 2025 meeting". All other words remain the same. Zavitz moved to schedule the hearing for the Section 14.11 amendment for Oct.13, 2025. Second by Jaruzel. All voted yes, motion carried.

4. Section 14.15 Recreational Vehicles Ordinance Amendment Review – ZA Daenzer noted this should read Sections 14.09 and 14.15. After discussion at the township board, she consulted with the county Health & Human Resources Department recommends having this wording. The board asked her to bring these to the Planning Commission for consideration. The language for both was reviewed and the ZA recommends replacing the wording on item 6 of Section 14.09 to “A written description of the method by which sanitary waste will be disposed of during the permitted period provided by the applicant and retained by the Township” to match item D in Section 14.15. Zavitz moved to accept the wording of Section 14.09 Temporary Dwellings and Section 14.15 Recreational Vehicle Ordainments with the proposed change of wording as noted above, with a possible hearing date of November 10, 2025. Discussion on definition vacant property. Second by Jaruzel. All voted yes, motion carried.

5. PC Bylaws update – Suggested wording discussed including using ZBA bylaws which have been vetted by the township lawyer, MTA recommendations and asking the Township Board to adopt the same bylaws for continuity. Discussion included changing “must” to “shall” in the minute section. Pletcher moved to change “must” to “shall be available” in the minute section and accept wording under conflict of interest as written in the draft with MTA’s Township Planning & Decision Making Book wording including A B& C. Second by Opperman. Vote showed Maschke – yes, Pletcher – yes, Zavitz – yes, Opperman – yes, Jaruzel – no. Motion carried.

6. Old Ordinances Review – Maschke pointed out that 17-03 has already expired, 17-02 is implemented in the updates, 11-1 was repealed by 17-1, 09-2 was repealed by 13-1 & he noted 13 -1 covers 09-2 and should be added to the master set of ordinances with the next update. Maschke moved to make inactive 09-2, 11-1, 17-02 & 17-03. Second by Pletcher. All voted yes, motion carried.

NEW BUSINESS – 1. Policy for Residents – The clerk told Maschke that the Township Board already has a procedure in place to notify people that will be on the agenda of a meeting & it included the Planning Commission. Jaruzel moved to accept the wording of the Millington Township Board policy for Notifying Township Residents of Properties on the agenda and use it as our own. Second by Pletcher. All voted yes – motion carried.

8. Chairman Zavitz informed the commission that Opperman wants to resign from being the ZBA representative for the PC. After a short discussion Pletcher volunteered to take that seat. Zavitz made a motion to appoint Pletcher for that position, second by Maschke. All voted yes. When questioned on procedure, Zavitz said that Supervisor Loomis told him the Planning Commission is the one to make the decision for the appointment. Zavitz had checked with the Supervisor before the meeting.

9. ZA Daenzer reported after the PC completed the wording on Sec. 19.02 Ordinance Amendment; the published copy only included the first paragraph. Numbers 1 through 7 regarding escrow account were inadvertently omitted. The attorney recommended that this go back through the process of a full hearing before the PC to confirm that this is the intent to maintain the full text, including 1 through 7. This does not change anything. The full text will be republished including the repeal clause for the prior 19.02. Maschke moved to accept the full wording for Amendment Section 19.02 of the ordinance, with the addition of the repeal clause and a public hearing to be held, possibly on November 10, 2025. Second by Zavitz. All voted yes, motion carried.

Zoning Administrator Report – ZA Daenzer presented an application for a SLUP request from William and Loretta Elledge for Tabernacle of Praise Church, including a site plan which meets the ordinance requirements, located at 4009 Millington Rd. Millington, in the A/R district. It was noted that it has been operating as a church for a long time, but no record of an approved SLUP has been located, only a permit for a sign. She presented a 4-point recommendation. History of the building was discussed. The board acknowledged that no permit is an oversight of the township. Opperman moved that due to the administrative oversight Jaruzel be directed to ask the Township Board to consider waiving the escrow fee at their next meeting. Second by Jaruzel. All voted yes, motion carried. Jaruzel moved to set the public hearing for the Special Land Use Permit and site plan approval to take place at the same time during the October 13 meeting. Second by Pletcher. All voted yes, motion carried. Building permits issued and complaints filed were reviewed. No action required.

Next meeting date will be October 13, 2025.

Moved by Zavitz, second by Maschke to adjourn. All voted yes. Meeting adjourned at 8:05 PM.

Respectfully Submitted,