

Millington Township

Planning Commission

October 13, 2025

Minutes

Meeting was called to order by Vice Chairman Ed Maschke at 6:00 PM. Roll call showed Planning Commission members D. Pletcher, M Opperman, L. Jaruzel, E. Maschke, Zoning Administrator T. Daenzer & 9 guests present. Chairman A. Zavitz Absent, excused.

Agenda was reviewed. After discussion on the wording of the first agenda item regarding the Tabernacle of Praise public hearing, Maschke moved to correct the wording to add “permit for church and site plan approval.” Second by Pletcher. Roll call vote showed Pletcher -yes, Opperman – yes, Jaruzel – yes, Maschke – abstain. Motion carried. Maschke moved to add under new business #10 Ordinance 5.03 clerical correction that was omitted from the agenda but is in our packet. Second by Pletcher. All voted yes, motion carried. Motion by Jaruzel to accept the agenda with the additions noted. All voted yes, motion carried. Agenda approved. ZA Deanzer pointed out missing public comment on #7. Maschke moved to add “public comment” on item #7, second by Jaruzel. Motion carried.

Minutes unanimously approved as written.

Public comment – Robert Worth spoke on Conex containers, noting 4201 residents in township & referenced not being allowed in LR area. He questioned whether the commission is serving the public.

Steve Ley – Noted MTA notes that public needs two-way communication with the commission & asked again for a second public comment. People need to be heard.

Maschke moved to close PC meeting and Open Public Hearing, second by Opperman. All voted yes. Public Hearing opened at 6:25 PM. Special Public Hearing for William & Loretta Eldridge proposal for Special Land Use Permit for the Tabernacle of Praise Church and site plan approval on Parcel ID # 017-015-000-0150-00 located at 4009 Millington Rd. Millington, MI. ZA Daenzer reviewed history of the church, noting township oversight of no site plan approval when sign permit was issued. A complete site plan & special land use request has been turned in. Proposed use is consistent with the ordinance Section 5.02 & compatible with surrounding land uses. There have been no violations or nuisance complaints on record & no adverse impacts are anticipated from continued operation as a church. She noted escrow fee was waived by the Millington Township Board. The request meets requirements of Section 18.03 & the site plan is complete. She recommends approval of the SLUP for the church recognizing that this corrects an oversight, approve

the site plan as presented and when approved she will issue the permit for the 20 ft x 30 ft carport.

Public Comment – Robert Worth agrees with the request.

Questioned the cadence of writing the notice for the newspaper to avoid improper wording. ZA Administrator offered to look over the wording in the future a part of the procedure to be sure wording is correct & assist the secretary in notices. It will also be shown to the chairman for approval before publication. Secretary will look to see if there is a policy on file in the office.

Maschke made a motion to close public comment, second by Pletcher. Public comment closed at 6:34 PM.

Motion to return to regular meeting made by Maschke, second by Opperman. All voted yes, motion carried.

New Business – 3. consider William & Loretta Eldridge proposal for a Special Land Use Permit for a church & approve site plan for Tabernacle of Praise Church on Parcel ID# 017-015-000-0150-00 located at 4009 Millington Rd, Millington, MI. After it was determined that there was no conflict of interests of board members, site plan was reviewed. Application appears complete per review of Section 18.03 standards. Motion made by Jaruzel to approve the SLUP for Tabernacle of Praise Church on Parcel #017-015-000-0150-00 located at 4009 Millington Rd, Millington, MI. to formalize the long-standing lawful use as it

meets all the requirements of Section 18.03 of the Millington Township Ordinance, second by Maschke. All voted yes, motion carried.

Maschke moved to approve the site plan as presented because it meets all the requirements of our ordinances. Second by Pletcher. All voted yes, motion carried.

Maschke moved to close the PC meeting, second by Pletcher. Meeting closed at 6:40 PM & immediately opened Public Hearing for 4. Amending the Millington Township Ordinance to adopt the Construction Code Ordinance to replace the Building Code Ordinance. ZA Daenzer explained the reason for the change is to transfer authority for enforcement to Tuscola County again and noted the wording had been approved at last month's PC meeting. This updates our ordinance to reflect current practice.

Public comment – None.

Maschke moved to close the Public Hearing and return to the regular meeting. Second by Pletcher. All voted yes, motion carried. Public hearing closed at 6:44 PM & regular meeting reopened immediately. Motion by Jaruzel, second by Pletcher to accept the Millington Construction Code Ordinance as presented, second by Pletcher. All voted yes, motion carried.

Maschke moved to close regular meeting and open Public Hearing to amend the Millington Township Ordinance and

adopt the Millington Township Blight Ordinance. Second by Pletcher. Public Hearing opened at 6:46 PM. All voted yes, motion carried. ZA Daenzer handed out copies with the revised wording in paragraph 5 to change “24 hours” to “7 days” for inoperable vehicle to be outside an enclosed structure from the previous draft. This brings this ordinance into current ordinance & correlates with the civil infraction policy that has been approved by the Millington Township Board. During discussion, it was noted that SafeBuilt is the entity to inspect & determine safety of a structure.

Public Comment – Robert Worth asked if ZA will be allowed to enforce this amendment if passed. ZA noted that she works at pleasure of the board & after a complaint is filed.

Maschke moved to close Public Hearing, second by Pletcher. All voted yes, Public Hearing closed at 6:52PM and regular PC meeting reopened immediately. Motion by Jaruzel to accept the Millington Blight Ordinance as written. Second by Opperman. All voted yes, motion carried.

New Business – 9. Review Ordinance Section 14.14 C

Manufactured Homes with ZA Daenzer. An individual has asked for approval to move a used manufactured home onto a parcel in the township. The way Section 14.14C of the Millington Township Ordinance is currently written the requirement for a “Certificate of Code Compliance” cannot be obtained because

no agency issues it. Also, Michigan does not license or register individual “Building Inspectors.” ZA handed out proposed language to be considered & recommended a Public Hearing in the future for adoption. The proposed amendment would update the ordinance to reflect current state law and modern inspection practices while maintaining the Townships ability to ensure safety & code compliance. Discussion on inspection types as they apply to used manufactured home. Motion made by Jaruzel to schedule a public hearing as soon as possible to consider an amendment to Section 14.14C of the Zoning Ordinance as presented to replace obsolete language referencing “registered Building Inspectors” and “Certificate of Code Compliance” with updated provisions requiring inspection by a qualified professional and establishment of an escrow for Township approved inspections. Second by Opperman. All voted yes, motion carried. Public hearing to be held as soon as possible, possibly at the November meeting.

10. Section 5.03 J Clerical Correction – ZA noted that Section 5.03 J currently states that quarrying activities are subject to the requirement of Ordinance 18.03. This citation is incorrect as Ordinance #18.02 is the Townships adopted ordinance regulating quarrying. Ordinance 18.03 is a separate amendment to Section 5.02C of the Zoning Ordinance. This incorrect citation should be corrected to avoid confusion in administration and enforcement. She recommended scheduling a public hearing to

correct this clerical error for. Discussion on when this can be scheduled. Motion made by Maschke to hold a public hearing to correct Section 5.03 from 18.03 to 18.02 possibly at December 2025 meeting. Second by Opperman. All voted yes, motion carried.

Old Business – Defining what public hearing items to be scheduled for the November 10 meeting. Under consideration are Prohibited Structure Review Section 14.11; Recreational Ordinances amendments 14.09 & 14.15 to add the recommendation from the Health Department regarding waste removal; & Section 19.02 Amendment to correct the clerical error that failed to publish the whole amendment at the original approval. There will be no change in language on 19.02, the approval just needs to be reapproved correctly. Section 5.03 clerical corrections noted today also considered for the agenda. It was noted that there is no change in the substance of any of these amendments. ZA Daenzer is willing to help with the draft for newspaper publications. Secretary will check at the office to see if there is a written policy regarding publications on file to be followed. Motion by Maschke to hold these five public hearings mentioned above at the November 10 meeting, second by Jaruzel All voted yes, motion carried.

11. Old Ordinance Amendment review – Maschke handed out the list of 7 old ordinances that may be outdated. It was noted

that 18.02 and 18.03 are on the list but will be corrected after the scheduled public hearing. We are making progress.

ZA Administrators reports – the report had been sent via e-mail to the commission before the meeting for zoning permits issued and complaints. No questions about the report.

Next meeting will be November 10, 2025 at 6:00PM.

Motion by Maschke, second by Jaruzel to adjourn. All voted yes, Meeting adjourned at 7:28 PM.

Respectfully submitted,