

Millington Township Planning Commission

November 13, 2025 Meeting Minutes

Meeting was called to order at 6:00 pm by Vice Chairman E. Maschke. Roll call showed D. Pletcher, L. Jaruzel, E. Maschke, ZA T. Deanzer and 9 guests present. A. Zavitz, absent, excused, and Opperman, unexcused excused.

Agenda reviewed. Discussion of bylaws to determine that a quorum is present.

Motion by Jaruzel to move forward with the meeting as a quorum is present by our bylaws as 3 members of our 5-member board are present. Second by Pletcher. Vote showed Pletcher – yes, Maschke – no – Jaruzel – yes. Motion failed.

More discussion on voting. Noted that there is a majority of the board present, the cost to republish these public hearings would be expensive. Letters E and F of bylaws reviewed. Discussion that hearings are the chance for the public to comment. Motion by Jaruzel to approve the agenda and move forward with the meeting as a majority of the Planning Commission is present. Second by Pletcher. All voted yes; motion carried.

Motion by Maschke, second by Jaruzel to approve the minutes from the previous meeting. Jaruzel noted that she had checked on the policy regarding publication notices as requested at the last meeting. No written policy was found even though it had been discussed in an April 2019 meeting. All voted yes, motion carried.

Public Comment – Steve Ley – asked board to follow rules and ordinances, referenced improper procedures over 10 years. Asked the board to fix it. Requested a hearing as per Article 16.

Robert Worth – talked about his perception of incompetence & confusion regarding putting articles in the paper.

Public comment closed at 6:23 pm

Motion by Maschke to close Regular meeting and open Special Hearing, second by Pletcher. All voted yes. Regular meeting closed and Public Hearing for #1 – Amendment to Section 14.11 Prohibited Structures to remove the phrase "semi-trailer, truck body or other motor vehicle body or similar item" opened at 6:24 pm. ZA Daenzer reviewed 14.11, what was removed and the new language in section 14.11B

Public comment – Robert Worth questioned the change. He is against allowing in R1 district.

T. Deanzer – referred to Ordinance Section 12.02 regarding setbacks in each zone, & height requirements for clarification. Noted Conex containers are "similar structures" as extra.

information for Planning Commission to use in making their decision. Noted this is an enforcement issue because of longstanding practice of non-enforcement.

Steve Ley – Spoke on trailers in his area, is against the proposal.

Emory Close – neither for or against. **Emory stated that if approved there would be a lawsuit.**

Public comment closed at 6:34 pm.

Special Hearing closed after motion by E. Maschke, second by Jaruzel. All voted yes. Motion carried. Planning Commission meeting immediately reopened after motion by Maschke, seconded by Pletcher. All voted yes. Motion carried.

New Business- 2. Amend Millington Township Zoning Ordinance Section 14.11 Prohibited Structures to remove "semi-trailer, truck body or other motor vehicle body or similar item" and add subsection 14.11B. Discussion. Motion by Jaruzel to approve the wording before us for Amendment Section 14.11 as written to amend the Millington Township Zoning Ordinance. No Second. Motion died.

Motion by Maschke to close Planning Commission regular meeting & open public hearing for Ordinance Section 14.14C, second by Pletcher. All voted yes, motion carried. Public Hearing opened at 6:45 pm for Amendment to Millington Township Zoning Ordinance Amendment Section 14.14C Moving of Buildings, Manufactured Homes and other structures to update language regarding required inspections. ZA Daenzer reviewed wording and noted specific outdated wording & phrases to replace it, and information on escrow funds.

Public comment opened at 6:49 pm – none.

Maschke moved to close special public hearing, second by Pletcher. All voted yes. Planning Commission meeting immediately reopened at 6:50 pm. Motion by Jaruzel to accept the wording before us to Amend Section 14.14C of the Millington Township Zoning Ordinance to remove references of "registered building inspectors" and "certificates of code compliance" and replace it with updated inspection and financial assurance procedures that are consistent with state law. Second by Pletcher. All voted yes, motion carried.

Maschke moved to close the regular PC meeting, & open public hearing, second by Pletcher. All voted yes. Motion carried. Special Public Hearing opened at 6:52 pm for discussion to amend Millington Township Zoning Ordinance Section 14.09 Temporary Dwellings and 14.15 Recreational Vehicles to add recommendation from Tuscola County Health Department regarding waste removal. ZA Daenzer reviewed the recommendation from the county health department, and their requirement of how waste will be disposed of and noted that a copy of the form is to be kept by the township.

Public comment – none.

Maschke moved to close public hearing, second by Pletcher. All voted yes. Motion carried and PC regular meeting immediately reopened at 6:56pm. Motion by Maschke, second by Pletcher to open the Special Public Hearing to discuss 14.15 Recreational Vehicles waste disposal separately even though the new wording in each is the same. This governs motor homes, campers etc. that do not meet single-family dwelling standards. Letter D is the only new language to be added to Section 14.15.

Public comment – none.

Motion by Maschke, second by Pletcher to close the public hearing and immediately reopen the regular PC meeting. All voted yes, motion carried.

Returned to regular meeting at 7 pm. Motion by Maschke to amend Millington Township Zoning Ordinance Section 14.09 for Temporary Dwelling to match the wording that is in the proposal tonight. Second by Jaruzel. All voted yes, motion carried.

Motion by Jaruzel to accept the amendment before us for Section 14.15 of the Millington Township Zoning Ordinance to require documentation of waste disposal for recreational vehicles as recommended by the county health department. Second by Maschke. All voted yes, motion carried.

Motion by Maschke, second by Pletcher to close regular Planning Commission meeting and open Special Public Hearing to Amend Millington Zoning Ordinance Section 5.03(J) to correct an incorrect citation from 18.03 to 18.02. All voted yes. Motion carried and public hearing opened at 7:02 pm. ZA read recommended wording from Attorney, specifically "All quarrying and extractive activities shall comply with the requirements of Ordinance No 18-02, an Ordinance Regulating the Quarrying of Soil, Sand, Clay, Gravel, or Similar Materials to Protect Public Health, Safety, and Welfare, as adopted by the Millington Township Board, together with all applicable provisions of this Zoning Ordinance, including but not limited to Article 19 (Site Plan Review), Article 14 (Supplemental Regulations), and Article 21 (Administration and Enforcement).

Public comment – none.

Motion by Maschke, second by Pletcher to close public hearing & reopen regular PC meeting. Maschke referenced newspaper notice and ~~voiced concern about lawyers wording per the MTA training we can only approve what was posted in the public notice.~~ Language was compared with old ordinance. Discussion. Motion by Pletcher to only correct clerical error by changing the citation of 18.03 to 18.02 in Section 5.03(J) leaving all other wording the same. Second by Maschke. All voted yes. Motion carried.

Motion to close the PC meeting by Maschke, second by Pletcher and open public hearing. All voted yes. Public hearing opened to fix Millington Township Zoning Ordinance 19.02 clerical

error in the original publication. No change in wording is needed but in the original publication

only the first paragraph was published. Letters 1 through 7 with information regarding the escrow information were inadvertently left out of the publication. This action will affirm the intent to maintain the escrow language that was approved.

Public comment – none.

Motion by Maschke, second by Pletcher to close special hearing and immediately open the regular PC meeting. All voted yes, Motion carried. Meeting reopened at 7:20 pm. Discussion opened regarding Amendment 19.02. Motion by Jaruzel to accept the wording before us to reinforce Section 19.02 of the Millington Township Zoning Ordinance to clarify the appeals process, establish a 30-day deadline for filing and retain the escrow provisions. Second by Pletcher. All voted yes. Motion carried.

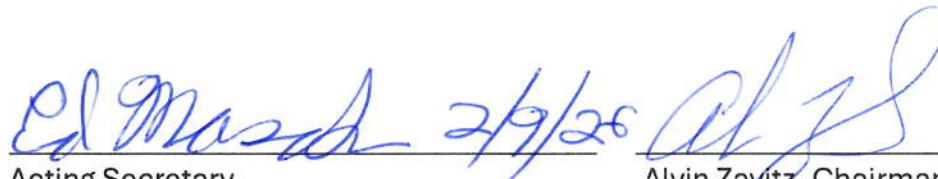
No Old Business.

ZA Report – She pointed out that we need to revisit the sign ordinance on the 2024 advice from our lawyer. We need to get wording to comply with a recent court decision. Wade Trims estimate for a draft was \$1750. She suggested checking with MTA to see if they have a prototype that we could use. She will research it and bring information to the next meeting.

Next Planning Commission meeting will be December 8, 2025.

Motion by Maschke, second by Pletcher to adjourn. All voted yes. Meeting adjourned at 7:26 pm.

Respectfully submitted,

  
Ed Maschke 2/9/20 Al Zavitz  
Acting Secretary

Alvin Zavitz, Chairman