

Millington Township Planning Commission Meeting

March 10, 2025

Meeting called to order by Chairman Zavitz at 6 pm. Roll call showed E. Maschke, D. Pletcher, A. Zavitz, M. Opperman, L. Jaruzel, ZA T. Daenzer and 7 guests present.

Agenda reviewed, Jaruzel asked to add "Update on Renewable Energy Workshop" Under old business. Agenda approved with that addition.

Minutes from the February 10, 2025 meeting were reviewed. Maschke moved to remove "especially on an expired plan" in the last paragraph on page two. Discussion noted that the reason it was reviewed is because it was 2 years past due for review & as such was overdue. Jaruzel supported Maschke's motion. Vote showed Opperman – no, Jaruzel – no, Pletcher – no, Maschke – yes, Zavitz – No. Motion failed. Was noted that 5.01 G in the first paragraph on page 3 should be 5.03G, as referenced later on the page. Minutes approved with corrections unanimously. The minutes from March 6, 2025 were reviewed. After discussion, Maschke moved to wait and approve them at a future meeting to allow members more time to review them. Support by Opperman. Passed unanimously. Zavitz noted that if anyone notes an error or has a question about the minutes, contact the secretary before the meeting to aid in minutes being approved faster.

Public Comment – Pat Wood, State Rd. spoke about the loss of revenue due to the loss of population and how important it is to stop infighting and work together, township and village. Need to have a plan to bring people back to live and work here. He listed several plans the village has already completed. Millington needs to be a gateway community.

Old Business – Use of Conex Shipping/Cargo Containers for storage – Sample ordinance in packet reviewed and discussed. Discussed having Wade-Trim send a sample ordinance templet but board decided not to go that route. Board agreed not allowed in LR or MHP Zones. Ordinance was reviewed section by section & each item voted on. Items agreed to remove were "No structural modifications made to Cargo Containers, No livestock or pets may be stored in Cargo Containers," and "Portable Storage Containers used in residential district. . . must be placed on a driveway or paved area." See attached list for approved items. Motion by Zavitz, second by Pletcher for Opperman to draft an ordinance with changes mentioned & add proper Zoning ordinance references, then send to others for review before next meeting. Pletcher – yes, Opperman – yes, Jaruzel – yes, Maschke – yes. Zavitz – yes. Motion carried. Motion by Pletcher to remove the words "semi-trailers and truck bodies" from Section 14.11 of the Millington Township Ordinance, second by Maschke. Maschke noted that this would need a public hearing to review the amendment and go to the Tuscola County Planning Commission for

review. All voted yes, motion carried. Zavitz moved to create section 14.26 in the ordinance to reference Conex/Storage Containers. All voted yes. Motion carried.

Review Draft of Mark and Sherry Morris Millington SLUP approval document – Maschke discussed certain verbiage wanting changes made to exactly match the ordinance. He added item 2 & 3 & copied section 10.10 word for word from ordinance. Discussion on what needs to be in SLUP versus the ordinance, two separate documents. Zavitz moved to accept the document Maschke presented as the permit, second by Pletcher. Vote shows Jaruzel – no, Opperman -yes, Zavitz – yes, Pletcher – yes, Maschke – yes. Motion carried.

Renewable Energy Workshop update – Jaruzel informed the board that the date will be April 14 at 6 pm. Adam from Wade Trim will present an informative educational presentation on topics related to solar and townships. No other business will be done on that date.

New Business – Updating SLUP approval documents for Tri-County Aggregates LLC and Midwest Motors LLC – Special meeting in May will be the date the documents above are reviewed regarding what is different from original permit after the planning commission discussed the permits. Zavitz moved to Review them both at the May 12,2025 meeting, second by Pletcher. All voted yes, motion passed.

Old Ordinance Amendment Review – The board had all been sent the ordinances that ZA Daenzer has found that were not recorded or may not have been fully approved. Discussion on possible ways to go through them all. Jaruzel gave examples for the different types she found when she reviewed them for this meeting. Some may only be policies. ZA has sent a summary for the board's convenience with the digital copy. These will be reviewed at the May meeting also.

ZBA March 27th meeting regarding PC approval of TCA/Cedar Lakes Estates Reclamation/Site Plan & TCA Resale special land use permit – Discussion on who will represent the PC board. After discussion Opperman moved that Pletcher, Zavitz, Maschke and Opperman each will speak on behalf of the PC at the ZBOA meeting at the March 27th meeting. Pletcher second. Maschke – yes, Pletcher – yes, Opperman – yes, Jaruzel – abstain, Zavitz – yes. Motion carried.

ZA Administrator's – she had sent her report to all board members via email earlier. No commission members had questions about them. Maschke had not found them in his email but will look them up.

Items for the May agenda were discussed. Topics will include the Aggregate & Midwest Motor permits wording, review some old ordinances, recreational vehicles (boats and trailers) on vacant land issue. ZA reminded the commission that the Township board had put a moratorium on enforcing that until the PC made a decision on whether to change the ordinance or not.

Meeting adjourned at 8:12 pm.