

Millington Township Planning Commission

May 12, 2025 Meeting Minutes

Meeting was called to order by Vice Chairman Maschke at 6:10 pm. Roll call showed M. Opperman, D. Pletcher, L. Jaruzel, E. Maschke present. Chairman Zavitz was absent. Agenda was unanimously approved as presented. The minutes from the 3/6/25 meeting and the 3/10/25 meeting were unanimously approved as written.

Public comment – Bob Worth, Sheridan Road, referenced the township zoning map and pointed out that Birch Run and Sheridan Rd northwest corner is zoned Ag/residential. He noted that parcel number 017-023-000-1800-06 is property owned by Jeffrey Draper. Per the assessment records that property is taxed as “commercial improved property”. He stated a deal was made to avoid trespassing charge and the property was allowed to continue. Stated that the ordinances need to be enforced fairly among everyone and enforced equally.

Paul Martin – Torrey Drive – stated he has filed complaints with the township supervisor repeatedly for 4 years about a trailer house next to his property in Lake/Residential area and has gotten no response. It has been there permanently the whole time. The ordinance prohibiting permanent trailers has been in place for years and hasn’t been followed. The ZA clarified that when the complaint came to her, she sent an enforcement letter to the property owner but received no response and then the moratorium on this ordinance was put in place.

Emory Close – Osborne Drive – he noted that the Planning Commission has been changing things for individuals and not considering the rest of the people.

Steve Ley – Osborne Drive – Referred to the Lake Residential area on the township zoning map. Stated 70 people have filed lawsuits for not following the ordinances & map, Supervisor and Planning Commission are to blame. Referenced short term rentals, trailers on vacant lands, mining, civic rights and other points.

Sharon Keinath – Arbela Road. – speaking as a citizen, asked board members to give her their attention & to listen, not be distracted by papers in front of them. Referenced 2/10/25 planning board meeting where the SLUP templet was presented. It was given to each member of the commission for review before the meeting. The Zoning Administrator went through & explained the recommendations & why they were there. If the commission members had taken time to review them before the meeting they could have asked for clarification at that meeting. The recommendation by the ZA was to use this document immediately to improve efficiency and legal protection of the township & ensure clarity and compliance. The chairman wanted more time to read & review the references and discuss it later. The motion was for board members read it on their own time & come back to it. She noted that it hasn’t been on any agenda for 3 months, asked what the PC board intended is regarding that document. She questioned if they

had read it. Noted it had not even been discussed. She notes that the public should be witness to any discussion on it at a public meeting.

Todd Newton – Orchard Lane – Has lived there for 2 years, notes how nice the area is. He is concerned the commission is catering to special interests but the changes affect everyone. He and others have brought concerns into the office and was just “blown off” and ignored. Spoke against trailers being allowed, wants PC to have a plan and follow it.

Linda Newton – Orchard Lane – invited board members to come out to the lake to see where these recreational vehicles are being stored that are a detriment around the lake. She stressed it is an actual invitation to come to her house and she will show them around.

Dan Davenport – Kimberly Drive -Noted that some parcels around Murphy Lake are large enough for storage units & would be commercial business. Said the board is not doing its job & allowing these trailers will “junk up” the area. Asked for the taxes to be cut.

Two letters were read, one from Karen Yeager-Stiver regarding signs and free speech and one from Lorraine Martin expressing concern about lawyers’ advice and ordinances not being followed. Letters are attached.

Motion by Opperman, second by Pletcher to close public comment. All voted yes. Public comment closed at 6:42 pm.

OLD BUSINESS – Review and Approve Special Land Use Permit for Mark & Sherry Morris Short Term Rental documents. Maschke noted the format was reviewed & approved at the March 6, 2025 meeting. Maschke had talked with Chairman Zavitz who said he would sign them when approved at this meeting. It was noted that the Zoning Administrator Daenzer had not seen this permit before today. She noted several repetitions and emailed them to the board members and chairman before this meeting & pointed them out to the board again at time meeting. i.e “Rentals must meet all residential building, health department, and safety codes” being in section 2 and again in section 5. Maschke repeated that this format had been approved at the last meeting and wanted the wording left as is. Section 5.2 and 5.5 has information that is only relevant before the SLUP application is turned in. Maschke explained that this wording is identical to our ordinance wording. He feels it would be helpful to someone if the permit lapsed and they wanted to get another one. He noted the board voted 4 to 1 on this wording wants to move forward with this verbiage even though there was no input from the ZA. Jaruzel asked what the “need or justification” or hardship was that caused a need for modification. None was given. Maschke said Zavitz had a verbal request from Morris & stressed that the board may do this on its own. Opperman moved, second by Pletcher to approve the permit as written. Roll call vote showed Pletcher - yes, Opperman – yes, Jaruzel – no, Maschke – yes. Motion carried.

Review and Approve Special Land Use Permit for Paul and Renee Dudley Short Term Rental – After review Maschke noted that item D was missed on the document in front of us. Add exact wording “The Commission may upon the request of the applicant, or its own initiative, modify the requirements of this permit upon such findings of need and justification and upon a formal Special Use Permit amendment being made under the same procedures used for adopting the initial permit”. There had been an earlier challenge from the audience as to whether this permit had previously been reviewed and approved. Maschke said it had and several other board members agreed. Maschke moved to accept Paul and Renee Dudley’s Special Land Use Permit with items 4, A-B-C as written and add D to match the Morris permit. Second by Pletcher. Vote showed Pletcher- yes, Opperman – yes, Jaruzel – no, Maschke – yes. Motion carried.

Opperman left the table due to a conflict of interest on the Opperman-Clark permit.

Review Rachel Opperman & Cody Clark Special Land Use Permit approval documents for Short Term Rental – Maschke made a motion to put off the review of this permit until we have a full board to vote on it. Pletcher second. Pletcher – yes, Jaruzel – yes, Maschke – yes. Motion carried.

Opperman returned to the table.

Review the wording of the Millington Special Land Use Permit approval documents that have been issued for Tri-County Aggregates LLC and Midwest Motors LLC & set date for the special meeting. Maschke noted the permits would be reviewed line by line, feels more prep would be needed for that meeting. It was noted that there was only a verbal request for change given to Chairman Zavitz and no request for Midwest Motors. It was explained that a change is being done because some members of the planning commission want all special land use permits that have been issued to match. Jaruzel raised the issue of the fact that there is no request from Midwest Motors for a change. and argued that all SLUPs do not need to match, that some components might be consistent in the permits but that each permit should be drafted specifically for the approved special use. Discussion took place. Jaruzel insisted that absent a request from Midwest Motors, we should not be changing his previously approved permit.

Opperman made a motion to have a special meeting next month for Tri-county Aggregates to review the original permit and current permit. Second by Pletcher. Vote showed Pletcher – yes, Opperman – yes, Jaruzel – abstain, Maschke – yes. Motion carried.

Pletcher made a motion to have a special meeting to review the Midwest Motors LLC Special Land Use Permit. Second by Opperman. Vote showed Opperman – yes, Pletcher – yes, Jaruzel – no, Maschke – yes. Motion carried.

Old Ordinance Amendments Amendment’s – Amendments from 1975 that became inactive when the 2002 new ordinance was approved. Those items were shown in green on our list

provided by Maschke. Discussion. Maschke made a motion that all ordinance amendments from the 1975 ordinance except 78-2 regarding adult entertainment would be closed and marked inactive. Second by Pletcher. More investigation on 78-2 to be sure it is complete and current. All voted yes, motion carried. The other ordinances listed from 2002 will be reviewed at the next meeting.

Jaruzel mentioned starting the steps to review and update our Master Plan and Ordinances. Discussion on possible steps, including contacting Wade Trim and including our Zoning Administrator to work collaboratively were suggested.

Draft ordinance status for Conex/Storage Containers – Opperman did not have time to draft the ordinance as he volunteered at the last meeting & asked someone else to do it. Maschke said he would draft an ordinance for consideration. Discussion on making an amendment vs a standalone ordinance. Jaruzel suggested giving the information we had decided on to the Zoning Administrator to put together an ordinance amendment. Maschke said he has one 50% complete. Opperman made a motion for Maschke to write the new ordinance for the convex shipping/storage containers and send it out to the zoning administrator and planning commission members. Second by Pletcher. After discussion, all voted yes, motion carried.

NEW BUSINESS – Recreational Vehicles (boats and trailers) on vacant land – It was noted that we have Section 14.15 Recreational Vehicles Ordinance C allowing only 2 RV or boats stored on vacant property, but not for more than 90 days & needs a permit. No mobile or manufactured homes are allowed. Citizens complained that they have brought complaints to the office and they don't get relayed to the planning commission or the zoning administrator so action can't be taken. It was explained that forms are available in the office to fill out for a complaint. The Township board had put a moratorium on enforcement of this ordinance because an amendment was being considered. Jaruzel will make a request to the township board at the next regular meeting to remove the moratorium on enforcing the current ordinance so if other complaints come in enforcement can move forward. This will be reviewed at the next meeting.

The Zoning Administrator spoke about feeling excluded from important conversations with the Planning Commission. She asked the Planning Commission to communicate to her whether her input was desired or not. She is often not given a timely opportunity to review documents and when she does provide suggestions, she is ignored by PC members.

Zoning Administrator report showed 9 permits issued in April and 3 complaints. She noted that the original RV question came to her from a person wanting to keep a boat on the vacant lake lot that they have for more than 90 days, specifically from the time the water level is raised until it is lowered, which is more like a 6-month time frame. This would allow them to use the water

longer. The ZA suggested holding a workshop to informally gather public input from affected individuals on this topic before action is taken. Op residents feel about this topic.

Next meeting date is June 9, 2025.

Motion made by Opperman, second by Jaruzel to adjourn the meeting. Meeting adjourned at 7:55pm.

Respectfully submitted,