

Millington Planning Commission Minutes

August 11, 2025 Minutes

Meeting was called to order at 6:00PM by Chairman A. Zavitz. Roll call showed PC members E. Maschke, D. Pletcher, M. Opperman, Jaruzel, ZA Daenzer & 13 guests.

The agenda was approved unanimously.

Minutes from July minutes reviewed. After discussion, Maschke moved to amend the meeting minutes to line out "PC was of the mind" & put that "the site plan & reclamation plan were on the same document." Second by Pletcher. Vote showed Opperman - yes, Maschke -yes, Pletcher – yes, Jaruzel – no, Zavitz – yes. Motion carried. Motion by Zavitz, second by Pletcher to approve the minutes with the change. Motion carried with unanimous approval.

Public comment opened at 6:07 pm. No public comment.

Motion by Maschke, second by Pletcher to close the regular meeting and open the Special Public Hearing for New Light Child and Family Institute's proposal for Conditional Rezoning of property from Ag/Residential to Commercial on parcel ID #017-017-000-1600-00 located at 5397 Millington Rd. Millington, MI. Hearing opened at 6:08 pm. ZA Daenzer reviewed her report recommending approval of the Conditional Rezoning Agreement from New Light Child & Family Institute. The conditional rezoning request was voluntary & will bring the property into compliance with Township zoning regulations by the conditional rezoning from Ag/Residential to Commercial subject to voluntary and binding agreement conditions. Key compliance issues noted that met ordinance requirements were a complete site plan, proper setbacks, maintaining greenbelt area, adequate parking & proper signage. The agreement has clearly defined conditions limiting the use to a counseling center & related services consistent with Section 21.05, including termination & reversal clauses as required in Section 21.07 to allow the Township to revert zoning back to Ag/R if conditions are violated or ceases for 12 consecutive months. No variance or special land use permit is needed. Since the requirements of Articles 10, 13, 14, 17 & 21 of the Millington Township Ordinance are satisfied, ZA Daenzer urged the PC to vote in favor of the agreement & forward it to the Township Board with a recommendation for approval and final adoption by ordinance amendment as required under the Michigan Zoning Enabling Act & Article 21 of the Millington Township Zoning Ordinance. Was noted that the township attorney had reviewed all documents & felt they accomplished the task of bringing it into alignment with current zoning ordinance. Discussion regarding clarification of conditional rezoning vs spot zoning.

Public comment – one person spoke in favor & one letter read against. Public comment closed at 6:24 pm.

Moved by Zavitz, support by Maschke to return to regular meeting. All voted yes, regular meeting reopened at 6:24pm.

New Business - New Light Child & Family Institute's proposal for Conditional Rezoning of property from Ag/Residential to Commercial on parcel ID #017-017-000-1600-00 located at 5397 Millington Rd. Millington, MI. Jaruzel moved to accept the proposed conditional rezoning agreement and site plan presented from New Light Child & Family Institute at 5397 Millington Rd, Millington, MI, Parcel # 017-017-000-1600-00 & forward it to the Township with the recommendation that they approve it. During discussion Maschke noted it appears that in the past it was meant it to be commercial property & it would be reflected in the county records as being commercial since 1973. Second by Zavitz. All voted yes, motion carried.

Parking complaint -Paul Dudley Short Term Rental SLUP at 3124 Osborne Drive, Millington. Discussion on whether to make any decision as this permit is being appealed at the Millington Zoning Board of Appeals at an upcoming date. Zavitz moved to table a decision until after the ZBA board decision. Second by Pletcher. All voted yes, motion carried.

Cardinal Pizza Sign Site Plan Review – ZA provided information including permit application, site plan & information showing this request meets all provisions from Article 14.06 of the Millington Township Ordinance. It was noted that the M-15 sign is the principle on-site sign and the Ellis Road sign is the secondary on-site sign. ZA recommends the PC approve the sign site plan & permit request as presented. Zavitz made a motion to approve the site plan sign request from Tim & Gretchen Olds as presented, for Cardinal Pizza on Parcel #017-009-000-3600-08 as it satisfies all necessary conditions of Section 14.06 of Millington Township Ordinance & has a clear & acceptable site plan. Second by Maschke. All voted yes, motion carried.

Old Business – Blight Ordinance Review of Amendment wording – ZA had taken the proposed changes to the county for review & sent to the township lawyer for his review & suggestions, as requested by the PC last month. The lawyer gave a few suggestions that were shared with members. During discussion, it was noted the township has a contract with Safebuilt for determining safety issues. It is available in the township office if members want to review it. ZA recommends amendment approval & noted that it comes into compliance with Michigan Case Law. Maschke moved to table a vote until wording is updated, ie the ordinance number 10-1 would become 25- _(number to be assigned when approved) . No second, motion died. Discussion on whether it is a new ordinance vs. amended ordinance. Discussed adding wording “that this will rescind all prior blight ordinances” at the second line. ZA noted that the only blight that is the purview of the township is what is bad enough to be seen from the road. Discussion referenced the building code being considered. Opperman moved to table this until PC members had opportunity to review more information about the inspections by Safebuilt.

Second by Pletcher. Vote showed Maschke – yes, Pletcher- yes, Opperman – yes, Jaruzel – no, Zavitz - yes. Motion carried.

Building Code Ordinance Amendment wording review – ZA noted that the wording just addressed in the blight ordinance wording will be reflected in the Building Code, noting changing number 74-1 to 25 – (number to be inserted when approved) where mentioned. Also noted item “118” under section C is a reference to an old ordinance & will need to be updated, as well as adding the sentence “that this ordinance will rescind all prior blight ordinances” under item one. These two amendments work with the Civil Infraction Policy which is under the Township Board’s purview. A copy of that policy was shown. Maschke moved to table the building code ordinance until next meeting to get more information on number 3 & make other updates. Second by Zavitz. All voted yes, motion carried.

Cargo/Conex container, semi-trailer & truck body ordinance update – It was not noted at the last meeting who was to draft the new ordinances with the wording approved at the last meeting. Jaruzel will draft the new ordinance. Maschke asked about not allowing them in R-1. It was discussed that they are already there. Since the wording has been approved a hearing date can be set for the September PC meeting. The amendment will be ready to match publication dates necessary for holding the hearing. Jaruzel will contact Jackie regarding the publication.

PC Bylaws Wording Review – Maschke reviewed his suggestions to be added to the secretary duties regarding minutes & changes to conflict of interest. Discussion on changing bylaws to match our other township boards. PC Bylaws were just updated in January 2025. Motion made by Jaruzel, second by Zavitz to table a decision on the bylaw change until copies of the Township Board & ZBOA Bylaws can be reviewed for comparison. It was noted that ZBA Bylaws have already been vetted by the township lawyer. Vote showed Pletcher – yes, Maschke – abstain, Zavitz – yes, Opperman – yes, Jaruzel – yes. Motion carried. Zavitz will get a copy of both for the next meeting.

Old Ordinance Review – Ten ordinances need to be updated. Discussion on 19-01 regarding marijuana. ZA noted Ordinance 100 has a repeal clause that rescinds all past ordinances. Maschke made a motion to mark Ordinance numbers 19-1 & 17-1 as repealed due to the opting out of the marijuana production approval. Second by Jaruzel. Vote showed all voted yes, motion carried.

ZA Daenzer submitted her written report.

Jaruzel informed the PC members that the Township Board had voted to cover the cost of registration at any of the MTA educational seminars coming up in August & October. Did not vote on approving payment for a Master Plan yet. Getting more information about cost.

Zavitz talked about SLUP reviews & suggested that PC members attend the regular board meeting to have input on discussions on how that will be handled.

Next meeting will be September 8, 2025.

Meeting adjourned at 7:50 pm.

Respectfully submitted,