

Millington Township Planning Commission

April 13, 2026 Meeting Minutes

Meeting was called to order at 6:00 pm by Chairman A. Zavitz. Roll call showed D. Pletcher, G. Cook, E. Maschke, and R. Bearss II. Also present were Deputy ZA P. Martin and 5 guests.

Motioned by Zavitz, seconded by Maschke to approve the meeting agenda. All voted yes, motion carried.

Motion by Cook, second by Bearss to approve the minutes from the previous meeting with the wording on page 3 in section 2) b. changed from Motion failed to Motion passed. After discussion on it this motion required a board simple majority (majority of people voting) or a board majority (majority of the entire board). Vote, Maschke-No, Cook-Yes, Bearss-Yes, Zavitz-Yes, Pletcher-Yes. Motion carried.

Public Comment:

Ken Webber 4138 Murphy Lake Rd. provided additional information regarding the zoning amendment proposal that he provided for the CMH facility at 4296 Murphy Lake Rd. He also asked how this type of facility can be allowed per the existing Agricultural / Residential ordinances.

Sonia Swartzendruber 4138 Murphy Lake Rd. provided additional information regarding the CMH facility at 4296 Murphy Lake Rd. She proposed a scenario of a business and asked what Township district would it be allowed in.

Steve Ley 7600 Osborn Dr. had a question about what is going on with the "old ordinances". Are they standalone ordinances? Maschke noted that more clarification would be received during the old ordinance review that is on the agenda.

New Business:

1. Possible ordinance amendment to address CMH facility concerns. Maschke provided the board a copy of the latest information received from the township attorney (most board members had already received by email). Maschke noted that with approval from Mr. Loomis, he contacted the attorney to get the exact wording in the ordinances that would allow this type of CMH facility in the township. Per the attorney it is allowed because they are using a family dwelling facility, so under section 5.01 B. it is approved for our township. Also, per in MCL 400.703(4)(k), the PC can not impose any special use permit requirement.

Old Business:

2. Old ordinance amendments review – Maschke provided the history of the old ordinance review. Per a request from the ZA, the board has been reviewing all old ordinance amendments, going back to 1974. The board was to determine if they should be considered, implemented, inactive or repealed. Additional information for the old ordinances is listed below.

- a. 18-01. Per Adam Young, he would update the digital copy (PDF) at no charge. However, we need to determine if there are any other updates.
- b. 13-1. Per feedback from Adam Young, this ordinance would have been repealed when the 2020 zoning ordinance was adopted.
- c. 02-01, 09-1, 10-1, and 10-2. Per feedback from Adam Young, this is a police power ordinance and should not be included within the PC zoning ordinance.
- d. 18-02. Per Adam Young, he is currently working with Tammy on zoning ordinance amendments related to quarrying.
- e. 18-03. Already included in the 2020 Zoning Ordinance.

ZA Report – The board reviewed the ZA documents that were provided in the meeting document package.

Second Public Comment:

Ken Webber 4138 Murphy Lake Rd provided some information about what he had found online regarding MCL 400.703(4)(k).

Steve Ley 7600 Osborn Dr. noted that it had been noted that some of the procedural ordinances (police power ordinance) are not available on the Millington Website. Asked, that we follow-up on getting them added.

Action Items:

1. Possible ordinance amendment to address CMH facility concerns
 - a. Motioned by Maschke, seconded by Zavitz that the Millington Planning Commission take no action to amend our ordinances regarding CMH facilities, due to the feedback from our attorney as follows: The facility described in MCL 400.703(4)(k), which is a residential use of property and for which no special use permit requirement may be imposed, is “a private residence with the capacity to receive at least 1 but not more than 4 adults who all receive benefits from a community mental health services program if local community mental health services program monitors the services being delivered in the residential setting.”. Vote: Pletcher – No, Cook-Yes, Maschke-Yes, Zavitz-Yes, Bearss-Yes, motion carried.
 - b. Motioned by Maschke, seconded by Cook to have Mr. Cook review with the Township board the PC decision on the CMH facility and provide additional direction if needed. All voted Yes, motion carried.
2. Close Old Ordinance(s)
 - a. 18-01
Motion by Maschke, seconded by Zavitz to have Wade Trim provide an updated digital copy (PDF) of our zoning map with two additional parcels marked as Industrial. All voted Yes, motion carried.
 - b. 13-1
Motion by Maschke, seconded by Cook mark old ordinance 13-1 as inactive due to

being repealed when the 2020 zoning ordinance was adopted. All voted Yes, motion carried.

c. 02-01, 09-1, 10-1, and 10-2

Motion by Maschke, seconded by Cook that the PC takes no action on old police power ordinances 02-01, 09-1, 10-1, and 10-2 because they are police power ordinances and should not be included within the PC zoning ordinance. All voted Yes, motion carried.

d. 18-02

Motion by Maschke, seconded by Cook that the PC to take no action for old ordinance 18-02 due to the ZA working with Wade Trim on amendments related to quarrying.

Vote: Cook-Yes, Bearss-Yes, Zavitz-Yes, Pletcher – No, Maschke-Yes, motion carried

e. 18-03

Motion by Maschke, seconded by Cook that old ordinance amendment 18-03 be marked as inactive / repealed due to already being implemented into the existing ordinance. All voted Yes, motion carried.

3. Amending Section 14.11 Prohibited Structures

- a. Motioned by Cook, seconded by Bearss to have 14.11 Prohibited Structures be put back on the agenda to vote on having a Public Hearing. Vote: Cook-Yes, Bearss-Yes, Maschke-Yes, Zavitz-Abstained, Pletcher– Abstained, motion carried

Township Board Reports:

Cook noted that the board waved all escrow fees to have 2007 SLUP for American Auto Sales and Service be updated for corrections. The board has discussed some of the changes for the sign ordinance and gravel pit ordinance. There is no update for the PC position appointment. The PC charges have been tabled until a hearing date is set.

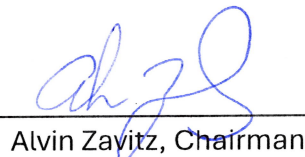
Maschke shared the May 13th Planning & Zoning Primer training from 5:00 – 8:00pm at Bavarian Inn. Ed will forward the email information to the members.

Next Planning Commission meeting will be May 11, 2026.

Motion by Zavitz, second by Maschke to adjourn. All voted yes. Meeting adjourned at 7:20 pm.

Respectfully submitted,

 5/11/26
Ed Maschke, Acting Secretary


Alvin Zavitz, Chairman