

Millington Township Planning Commission

May 11, 2026 Meeting Minutes

Meeting was called to order at 6:00 pm by Chairman A. Zavitz. Roll call indicated G. Cook, E. Maschke, and R. Bearss II. Also present, were ZA T. Deanzer and 8 guests.

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

D. Pletcher joined the meeting at 6:03 pm.

Motion by Cook, second by Pletcher to approve the minutes from the previous meeting. All voted yes, motion carried.

Public Comment:

Jane Rymarczyk 3154 Huston Dr. would like to have a noise ordinance created for loud music. The loud music is consistent, even today he is playing it. She can clearly hear the music inside her home with the doors and windows closed. This issue has been going on for 3 – 4 years. Jane has issued a formal complaint with the township.

Sonia Swartzendruber 4138 Murphy Lake Rd. provided her status for the CMH facility at 4296 Murphy Lake Rd. She thanked the PC board and ZA for the support that they provided. Also, appreciated the MCL link(s) that were provided during last month's meeting. With all the information provided and MCL links / articles, they now have a better understanding of where things are coming from and appreciate everyone's patience with them.

Deanna Skelcy from Eastside Racing Company spoke about a 3K and 5K race they plan for the rail trail from Millington to Columbiaville on July 19, 2026. They did a similar run/race last year and are looking forward to doing it again this year. She is also going to attend the Millington Village meeting tonight.

Bob Worth 9100 Sheridan Rd. provided a copy of a complaint issued by the ZA T. Deanzer for property on Murphy Lake Rd. with multiple RV's parked. ZA had been working with the Township Board to get action taken, which the Township Board refused. ZA issued the complaint as a private citizen, and Paul Martin, the Deputy ZA, will be handling the complaint. Bob asked what is different between having multiple RV's vs. multiple truck bodies or semi-trailers. He noted that on May 13, 2024, approval for Mel Payea to place a Conex container was denied. On Aug. 1, 2024, a complaint was issued by Mel Payea against the ZA's parents for having a semi-trailer and truck body on their property and still do. On Nov. 18, 2024, the Township Board voted to place a moratorium on storage containers (Conex) until the board determines what direction to take. The motion was just for Conex only, not truck bodies or semi-trailers.

Dan Davenport 3170 Kimberly Dr. asked if we could have an ordinance or something to facilitate a device the measure the about of noise that is being admitted in decibels. He noted that Vassar Township has a noise ordinance. Also, Pam Hall that lives ¼ mile away can sit and hear the music's

words, word for word verbatim. He can't understand the reason this has to be tolerated. If we would have a simple meter and ordinance, it could be quickly taken care of.

Steve Ley 7600 Osborn Dr. just wanted to validate the concerns with the loud noise. He lives across the Duck Pond and can clearly hear it every night just about, several nights per week for certain. Even with the doors closed it can be heard. People are aware of the issue, the authorities are aware of it. But, we don't have an ordinance. It would be good if we had an instrument to measure the decibels, so it could be monitored a few times and have an ordinance. Asked that it would be put on the agenda.

New Business:

1. Review ordinance amendment(s) that Wade Trim has provided to the Township Board.
 - a. ZA Deanzer clarified that per the Township Board, she just facilitated getting information to and from Wade Trim for the board, and now the PC. She was not in any way, shape or form the author.
 - b. Per Cook, the intent of these amendments was to combine different ordinances so it wasn't double talked in the ordinance. It wasn't intended to make a bunch of additions to it. It was to clean it up and make it defensible.
 - c. The board agreed that there appeared to be more changes than was currently in the existing 18.02 amendment. Considering the large size of the amendments we need additional time to do a good review of them. The PC members will take extra time to develop a list of questions.
 - d. There were additional discussion / concerns about some existing signs. Cook noted a concern for the school buses with all the signs on the corner of M15 and Birch Run Rd. Bob Worth noted that at one time the ordinance stated no solicitation in the township without a permit. Since these signs are soliciting for business, they should fall under the township's jurisdiction. ZA Deanzer noted that she has not received any complaints for these types of signs.
The next step would be for someone to issue a complaint about these types of signs. Also, possibly contact the Tuscola Road Commission.

Old Business:

2. Review ordinance amendment 14.11 Prohibited Structures
 - a. Maschke provided the board with a copy of the email with the MTA requesting a call to discuss number of supporting votes needed to approve a motion. Feedback from Catherine Mullhaupt was if this involves an actual vote-either upcoming or already taken-the question MUST go to the Township's attorney for specific determination. They cannot provide specific legal guidance.
Maschke also provided a copy of the MTA Special Voting Requirements. Maschke feels that voting on a date for a hearing would only require a majority of the people voting. However, if we are voting on the actual wording of the ordinance amendment, we would need the majority of the entire board.
 - b. Since the last Special Public Hearing for this was held on November 13, 2025, Maschke wanted to review some of the history.
 1. Maschke had noted in the past that we currently have 3 neighboring townships that

list Truck Body's and Semi-trailers as Prohibited structures. Also, while reviewing MTA Community Connection emails, I have seen several other townships that prohibit these types of structures.

Maschke asked if any other PC member has found any Michigan Township Ordinance that allows these types of structure?

Cook noted that if no other township has allowed these types of structure, maybe we should be the leader.

2. During the November 13, 2025, Special Public hearing, there were only three Public Comments made and all three were against the PC proposed ordinance amendment. Cook noted that these structures are everywhere in our township, so those people are probably farmers. Cook also noted that 25 years ago you could build a decent shed for under \$15,000, now it is \$40,000. So, how do people afford this. Maschke, noted that of the 9 building permits issued for 2026, 8 was either for a storage shed or pole barn.

- c. Maschke noted that this topic has been driven by the Zoning Administrator. Per the information provided, the ZA clearly has a conflict of interest. As a PC member, I feel that moving forward with any Prohibited Structures Zoning Amendment at this time could be grounds for misfeasance, malfeasance or nonfeasance of the PC board members if we moved ahead with an ordinance we know was drafted by someone who has a conflict of interest.

Cook noted he wants to contact the attorney to see how many people are needed to pass the vote on this. Because he would like to see this move forward to give people the opportunity to inexpensive storage.

Bearss asked what the original ordinance was on this and what was the main reason for making a change. Maschke noted that the original ordinance was issued in 2007. So, they have been prohibited for over 19 years now. Cook noted that they are all around us, so our surrounding townships must not be policing their ordinance.

ZA Deanzer also offered to provide Bearss with more history.

Zoning Administrator Report:

Maschke asked if the complaints report covers all open/active complaints. Because the 2024 report for this month shows only 5 open. However, when Maschke unhides the rows in the excel file, there are many more that still show as open. Of the first 7 complaints in 2024, 3 have the status blank and were not listed in this month's report. Deanzer noted that once a complaint is closed it is hidden in the excel file. There was additional discussion on how the log is maintained. Bearss felt that this is a miscommunication on if the items are closed.

Zavitz then ask a specific question about complaint 2024-006 for Prohibited Structure on 8600 Irish RD. (Deanzer's mom and dad's place) that shows as still open. Deanzer noted that there are a number of them for storage containers on the list. She then provided additional history for storage containers.

Zavitz asked for clarification on how complaints are generated, as directed for her job. Deanzer said that she is direct to act on what she receives, not what she sees. The complaint(s) have to be in writing and signed.

Second Public Comments(s):

Bob Worth 9100 Sheridan Rd. noted that a semi-trailer and truck body are not road worthy are deteriorating structures that are all over the township. Travel trailers are everywhere, there are even people living in them. He asked if this had been addressed. He also encouraged the board to look into equal enforcement of ordinances.

Bob noted that if we are going to allow the prohibited structures of truck bodies and semi-trailers, we must have requirements spelled out.

Action Items:

1. Ordinance amendments(s) that Wade Trim provided.

Motioned by Maschke, seconded by Cook that the Millington Planning Commission table actions on this item until a list of questions is generated. PC Members can send their list to Maschke (acting secretary). Maschke will compile the list for the PC to review during next month's meeting. All voted yes, motion carried.

2. 14.11 Prohibited Structures.

Motioned by Cook, seconded by Bearss to have Cook discuss how many people need to vote on this topic with the lawyer. Vote: Maschke-Yes, Bearss-Yes, Cook-Yes, Zavitz-Abstained, Pletcher- Abstained, motion carried

Township Board and Other Reports:

Township Board: Cook noted that the board has approved a direct deposit for payroll has been approved. Voted on the Wade Trim amendments that we reviewed tonight. Voted on 18.2, which will need to be corrected next month. Discussed the CMH's again. Still no new PC member appointment.

Other Reports: Maschke noted that last Friday there was a court hearing for two cases for the gravel pit. In both cases, the judge overturned the decision made by the ZBA. So, our (PC) decisions were upheld.

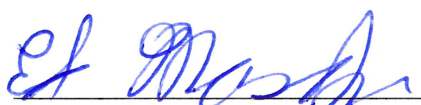
Next Meeting Agenda Items:

After additional discussion about a noise ordinance. The board agreed to add the noise ordinance to our new business for next month.

Next Planning Commission meeting will be June 8, 2026.

Motion by Zavitz, second by Maschke to adjourn. All voted yes. Adjourned at 7:16pm.

Respectfully submitted,



Ed Maschke, Acting Secretary



Alvin Zavitz, Chairman