

Millington Township Planning Commission

June 8, 2026 Meeting Minutes

Meeting was called to order at 6:00 pm by Chairman A. Zavitz. Roll call indicated G. Cook, E. Maschke, D. Pletcher and R. Bearss II. Also present were ZA T. Deanzer and 4 guests.

Motioned by Zavitz, second by Cook, to add to the new business to review the 20 feet vs 10 feet setback, due to three recent ZBA reviews. The topic would also be added to the action items. All voted yes, motion carried.

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

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

Public Comment:

Bob Worth 9100 Sheridan Rd. provided a breakdown of the top zoning ordinance complaints for 2024, 2025 & 2026. RV's and Blight were tied for the most and prohibited structures were next on the list. He questioned with 9 complaints for prohibited structures, why would you want to allow more semi-trailer and truck bodies, that in 4 or 5 years will become blight issues. Bob also felt that the 5.03 ordinance amendment(s) is being driven by personal agenda. He asked to leave the "guy" alone.

New Business:

1. Review creating a noise ordinance amendment. Maschke noted that during the recent MTA training, noise ordinance amendment was defined as a "police power", not a zoning ordinance. Thus, the PC should not be creating a zoning ordinance for the noise concern. Maschke also provided Cook with a copy of the Vassar noise ordinance.
2. Section 12.02 setback review of 20 feet vs. 10 feet. Zavitz provided the history of the three that the ZBA recently reviewed. He felt that in all three cases, the extra 10 foot setback was being too restrictive for the property owner. The change from 10 to 20 feet took place during the 2008 Zoning Ordinance creation. The PC also reviewed the setbacks for other zoning districts. The PC agreed that Wade Trim should be contacted to get a better understanding of why this change was made in 2008.

Old Business:

1. Review ordinance amendment 14.11 Prohibited Structures. Cook noted that the township attorney said that when voting to have a public hearing, we only need a majority of the people voting. To approve the final ordinance amendment, we would need to have a majority of the entire board to approve.
2. Review of ordinance amendments(s) that Wade Trim has provided. The PC reviewed the excel file summary that Maschke created with the feedback he received from the members. With the information from this review, Maschke will update the two excel files. These files

will be sent to Wade Trim (Adam Young) to get his feedback. The PC felt that some of the requirements were too restrictive.

Zoning Administrator Report:

There were no PC questions for the two reports that the ZA provided. The ZA also provided additional information regarding the public comment about 5.03 and 14.11 ordinance amendments.

Second Public Comments(s):

None.

Action Items:

1. Noise ordinance amendment. Motioned by Maschke, seconded by Zavitz to have Cook take the noise ordinance amendment back to the Township Board to possibly do a Police Power / General Ordinance to cover this concern. All voted yes, motion carried.
2. 14.11 Prohibited Structures.
Motioned by Cook, seconded by Maschke to table further discussion until the August 2026 PC meeting. Vote: Maschke-Yes, Bearss-Yes, Cook-Yes, Zavitz-Abstained, Pletcher- Abstained, motion carried.
3. Ordinance amendment(s) that Wade Trim has provided. Motioned by Maschke, seconded by Cook that Maschke update the excel files for the 5.03 and 14.06 ordinance amendments. Also, Maschke (acting Secretary) will forward the files to Wade Trim / Adam Young to get additional feedback. All voted yes, motion carried.
4. Section 12.02 setback 20 feet vs. 10 feet. Motioned by Maschke, seconded by Cook that Maschke contact Wade Trim / Adam Young to get feedback about the 20 foot setback for AR and other zoning districts. All voted yes, motion carried.

Township Board and Other Reports:

Township Board: Cook noted that the public hearing for the PC members has been delayed due to lawyer reasons.

Next Planning Commission meeting will be July 13, 2026.

Motion by Zavitz, second by Pletcher to adjourn. All voted yes. Adjourned at 7:38pm.

Respectfully submitted,

Ed Maschke, Acting Secretary

Alvin Zavitz, Chairman