

Millington Township Planning Commission
February 9, 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 in present were ZA T. Deanzer and 7 guests.

Zavitz welcomed and introduced our new board members Gerald Cook and Reger E. Bearss II.

Motioned by Zavitz, second by Cook to appoint Maschke as Acting Secretary. All voted yes, motion carried.

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

Motion by Maschke, second by Zavitz to approve the minutes from the previous meeting with the corrections (4) that Maschke had identified in the document provided. Vote, Cook and Bearss both abstained due to not being at the meeting and new to the board, Pletcher – Yes, Maschke – Yes, Zavitz – Yes. Motion carried.

Public Comment:

Emory Close in regards to the open meeting act concern, he asked the chairman what his plan was to deal with this issue. Zavitz referenced the letter sent to the PC board by Loomis and what the board is aware of the MTA, Supervisor Loomis's, and the Township Board requirements. Also, we will follow our ordinances. Close noted that we need to read into this more because there is malfeasance related to this open meeting act violation.

A letter from Rob Worth was read by Zavitz. The letter was in regards to his concerns on possibly amending Section 14.11 of the Millington Township Ordinance. Raised concerns on the negative impact on his property and Millington Township. Question dose allowing semi trailer, truck body, or other motor vehicle body as a permitted structure make Millington a more attractive place for new families and professionals. He feels it does the opposite.

Old Business:

1. The importance of including the Vic-Chairman on emails to the Chairman was re-justified by both Zavitz and Maschke.
2. Maschke noted that we still have 7 Old ordinance amendments to review. He will send out the latest status to the board to help get the new member a better understanding of the items. Target is to review a few during next month's meeting.
3. The background of possibly amending Section 14.11 Prohibited Structures was provided by Maschke and ZA Deanzer. After additional discussion, motion was made by Pletcher seconded by Cook to move forward with the amendment as presented by the ZA. Vote, Maschke – No, Pletcher – Yes, Bearss – Abstain, Cook – Yes, Zavitz – Yes. Motion carried. The PC will review the wording for the publication during next month's meeting and target to have

the public hearing during the April meeting.
Below is a copy of the draft amendment:

SECTION 1. Amendment of Section 14.11

1. The phrase “~~semi-trailer, truck body or other motor vehicle body or similar item~~” currently contained in Section 14.11 shall be removed.
2. A new subsection 14.11(B) shall be added to read as follows: Semi-trailers, truck bodies or other motor vehicle bodies may be used for storage purposes only when all of the following conditions are met:
 - a. The structure shall not be used for human habitation, occupancy, or commercial retail activities.
 - b. The structure shall comply with all applicable setbacks, height, and lot-coverage requirements of the zoning district pursuant to Section 12.02.
 - c. The structure shall be maintained in safe and structurally sound condition.
 - d. Such structures are prohibited in the R-1 (Single-Family Residential), LR (Lake Residential), and MHP (Mobile Home Park) districts.

New Business:

1. ZA Deazer presented the SLUP application for a kennel for the property at 5331 W. Millington Road. The zoning district of AR was questioned by Maschke, he felt it was in the R1 district. It was also noted that a kennel is not listed as a SLUP item in the R1 district. ZA Deazer will need to re-review the application with the requester to determine the next step.
2. ZA Deazer presented the background for the approved 2007 SLUP for American Auto Sales & Service. The issue is that the Township doesn't have documents showing approval for the repair portion of the business. The ZA recommendation was for the PC to re-approve the 2007 SLUP so the Township's zoning file would be corrected to accurately reflect the use that was authorized. This would include all the requirements listed in the May 15, 2007, PC meeting minutes.
Per Zavitz, the repair / service authorization was approved prior to the 2007 SLUP for the Auto Sales and the condition of “No junk cars or vehicles awaiting repair were to be visible from the road would create a hardship for the repair / service portion of the business.
ZA Deazer will review this issue with the Township attorney to see how we can proceed without creating a hardship on the business.
3. The board reviewed the new agenda policy. For the next PC meeting the agenda will include Pledge of Allegiance, Second Public Comment (prior to the action items), and Action Items. Also, the old business will be moved to after the new business. This should match the Township agenda.

ZA Report – She noted that for 2026 there is only one Zoning Permit that is still being worked on and two complaints for signage in the LR district.

Next Planning Commission meeting will be March 9, 2026.

Motion by Zavitz, second by Cook to adjourn. All voted yes. Meeting adjourned at 7:24 pm.

Respectfully submitted,

Acting Secretary

Alvin Zavitz, Chairman