

Millington Township Planning Commission

March 9, 2026 Meeting Minutes

Meeting was called to order at 6:08 pm by Chairman A. Zavitz. Roll call showed D. Pletcher, G. Cook, E. Maschke, and R. Bearss II. Also present were ZA T. Deanzer and 4 guests.

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

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

Public Comment:

None.

New Business:

None.

Old Business:

1. Old ordinance amendments review.
 - a. 24-02: Maschke noted that this amendment was passed after the 2020 ordinance was approved, so it is valid for the 2020 ordinance. Needs to be included with the next 2020 ordinance update.
 - b. 24-01: Maschke noted that this amendment was passed after the 2020 ordinance was approved, so it is valid for the 2020 ordinance. Needs to be included with the next 2020 ordinance update.
 - c. 18.01: Maschke noted that this amendment was for the Salt Brine company on Murphy Lake Rd. Also, the tax documents have this property listed as Industrial. Just need to have the Township Zoning Map updated.
 - d. 13.1: Maschke noted that he couldn't find the content of this amendment in the 24-01, 24-02, or any other ordinance documents. Maschke would like to talk with Wade Trim to get more information prior to making a proposal to the PC.
 - e. 08-100: Maschke noted that this amendment was replaced with the 24-01 amendment and the board just needs to vote to have it listed as inactive.
2. Review amending Section 14.11 Prohibited Structures: Zavitz identified that he has a conflict of interest on this matter and will be abstaining from voting and discussion. Pletcher noted that he would also be abstaining from this item. Maschke will take over the chairman role and Bearss will take over the secretarial role for this item. Maschke noted that with two of the members that voted on this motion last month having a conflict of interest, we need to rescind last month's vote on this item. Cook noted that he feels that there are a lot of people in our Township that are not going to come here to support due to having a trailer in their yard. They just want to be left alone. There are a lot of people out there that can't afford to build a garage but could afford a storage unit. He feels that it is silly that we can't allow truck bodies or containers to our rural community. Bearss asked for clarification as to what districts they would be allowed. It was confirmed that they would be allowed in AR,

Commercial, and Industrial districts. Maschke noted that he reviewed additional adjoining townships to see what they had. Arbela, Fremont and Vassar currently have ordinances against these types of structures. The other Townships that didn't have an ordinance against them didn't have an ordinance allowing them.

3. Review 2007 SLUP for American Auto Sales and Service: Maschke asked Zavitz about who should chair this discussion. The consensus was that Maschke should. Maschke noted that per the last meeting, we were to get feedback from the Township attorney as to how the SLUP could be issued without creating a hardship for the existing service business. The main concern is requiring vehicles that are on location for service needing to be placed behind the fence. The attorney's response was reviewed by the PC and ZA. After an in-depth discussion, the consensus for the best solution would be for Zavitz to provide an application to modify / amend the existing SLUP to not require service / repair vehicles be within the fenced in area. This would still require a public hearing. The PC also discussed the option of having the cost of the Public Notification be covered by the Township and remove the escrow requirement.

ZA Report – Deanzer reviewed the Zoning Permit Complaints documents that were provided to the PC board. Deanzer also provided the PC with a copy of the zoning amendment proposal from Ken Webber regarding the housing facility on Murphy Lake Rd.

Second 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.

Marcla Babcock spoke about a trespassing issue that she had with one of the tenants of the CMH facility on Murphy Lake Rd.

Action Items:

1) Old Ordinances

- a. 24-02: Motion by Maschke, second by Zavitz that the PC board accepts this amendment as already approved and the Township needs to forward the approved ordinance amendment to Wade Trim to have it included in the next 2020 ordinance update. All voted yes, motion carried.
- b. 24-01: Motion by Maschke, second by Pletcher that the PC board accepts this amendment as already approved and the Township needs to forward the approved ordinance amendment to Wade Trim to have it included in the next 2020 ordinance update. All voted yes, motion carried.
- c. 18-01: Motion by Maschke, second by Cook that the PC board recommends no new amendment be issued. Just have Wade Trim update the Zoning Map.
- d. 13-01: Motion by Maschke, seconded by Pletcher that the PC board table 13-01 until Maschke gets with Wade Trim to determine next steps. All voted yes, motion carried.
- e. 08-100: Motion by Maschke, seconded by Cook that the PC board votes to make 08-100 inactive / repealed due to it being replaced with 24-01. All voted yes, motion carried.

2) Amending Ordinance Section 14.11 Prohibited Structures

a. Motion by Maschke, second by Cook that the vote from last month's meeting to proceed be rescinded due to two of the board members having a conflict of interest. Vote, Cook-Yes, Bearss-Yes, Maschke-Yes. Motion carried.

Ta b. Motion by Cook, second by Maschke that we put out a notice of a public hearing to amend ordinance section 14.11 to read as written. Motion was amended to have the public hearing during next month's meeting (4/13/26) and seconded. Vote, Cook-Yes, Bearss-Yes, Maschke-No. Motion failed (due to not having a majority approval of the PC board).

3) 2007 Special Land Use Permit for American Auto Sales & Service. Motion by Maschke, second by Cook to have Cook contact the Township Board to get approval for the Township to cover the cost of the special land use notices and waive the escrow. Vote, Pletcher-Yes, Cook-Yes, Bearss-Yes, Maschke-Yes. Motion carried.

Next Planning Commission meeting will be April 13, 2026.

Motion by Zavitz, second by Maschke to adjourn. All voted yes. Meeting adjourned at 7:15 pm.

Respectfully submitted,



Acting Secretary



Alvin Zavitz, Chairman