

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Regular Meeting
January 8, 2024

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, January 8, 2024 in the meeting room of the Municipal Building, 2055 West John Beers Road, Stevensville, Michigan 49127.

CALL TO ORDER

ROLL CALL

Present: Tony Korican, Marc Florian, Charlie Olszewski, Glenn Youngstedt, Chris Miller, and Mike Freehling.
Absent: Andy Barbott.
Also present: Jim Pheifer, Building Official and Recorder, Jacqueline Ross.

ADDITIONS TO AND APPROVAL OF THE AGENDA – None.

APPROVAL OF MINUTES

Youngstedt, seconded by **Olszewski** motioned to approve the minutes of the regular meeting minutes of December 4, 2023 as e-mailed. No discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAETY

The Department of Building Safety, year to date, has issued 10 permits for single family dwellings, last year there were 26. For the month of December 2023, there were 2 permits issued for single family dwellings. For the month of December 2022, there were 0 permits issued for single family dwellings.

This year, house construction values alone totaled \$6,182,012. At this time last year, they were at \$10,230,396.

In 2023, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential Districts estimated total values are \$19,106,327. In 2022, total construction values were \$22,038,302.

In the month of December, there were 158 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS

A. Drive and Shine Public Hearing

Florian, seconded by **Youngstedt** motioned to set public hearing for a request by **Drive and Shine** for a Special Use Permit to be held on Monday, February 5, 2024 at 6p.m. No discussion. All ayes. Motion carried.

The Representative from **Drive and Shine**, **Andrew Rossell** explained that additional landscaping would be provided in a second draft.

Florian mentioned the traffic flow issue that was pointed out by the **Williams and Works engineer**.

Florian explained to **Rossell** that they would either need to explain the logic behind the traffic pattern or make the changes noted by **Williams and Works**.

Freehling also reiterated that **Rossell** would benefit from talking to **Williams and Works** ahead of the public hearing to ensure these issues were addressed prior to the meeting.

A short discussion followed.

UNFINISHED BUSINESS

A. Research Sub-committee

Freehling asked if all items had been completed and **Olszewski** responded that they were complete. The sub-committee was then released by the Chairman.

B. Solar Sub-committee – Released.

C. Master Plan

Florian reviewed the newest information regarding the Master Plan: that the survey should be going live mid-February to stay on track, that he would review with the **Township Clerk** to ensure it was advertised prior to release and that they were looking for a minimum of 200 respondents.

A short discussion followed.

PUBLIC COMMENTS

Gerald Berzins, 5020 S. Roosevelt Rd. Expressed concerns about electric parking stations and was questioning if there was enough power in the grid to continue to expand on these electric parking stations.

CORRESPONDENCE – none.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:41 p.m. The next regularly scheduled planning commission meeting will be held on February 5, 2024 at 6:00 p.m.