



Lincoln Charter Township

Planning Commission

2024 Annual Report

In accordance with the Michigan Planning Enabling Act 2008 Article II Section 125.3819, which requires the Planning Commission to submit an annual report covering the following components:

1. Operations of the Planning Commission
2. Recommendations to the Board of Trustees regarding actions by the legislative body related to planning and development.
3. Status of planning activities.

The Lincoln Charter Township Planning Commission has developed the following report regarding the details of their 2024 operations.

MEETINGS, ATTENDANCE, & EDUCATION

The Planning Commission did not have any cancelled meetings in 2024 which totaled 12 regular meetings and 1 public hearing. During the April 1, 2024 meeting the election of officers took place resulting in the re-election of:

1. Chairman – Mike Freehling
2. Vice-Chairman – Andy Barbott
3. Secretary – Chris Miller

MEMBER	ATTENDANCE 2024	APPOINTED	YEARS OF SERVICE AS OF DEC 2024	TERM EXPIRES
Mike Freehling (Chair)	100%	APR 2001	23	03/31/2025
Andy Barbott (Vice-Chair)	83%	APR 2000	24	03/31/2027
Chris Miller (Secretary)	92%	NOV 2004	20	03/31/2026
Marc Florian	83%	SEP 2004	20	03/31/2024
Tony Korican	92%	APR 1989	35	03/31/2025
Charlie Olszewski	100%	AUG 2015	9	Resigned as of Nov. 2024
Glenn Youngstedt	100%	MAR 2007	17	Resigned as of Nov. 2024
John Baumann	100% (1 meeting)	NOV 2024	>1	3/31/2027

Staff Support

In 2024, the Planning Commission was staffed by Jim Pheifer, Zoning Administrator and Building Inspector and Jacqueline Ross, Building Administrative Assistant and Recorder for Planning Commission meetings.

Packets were compiled prior to each meeting for Commission members' review. Ms. Ross was also a member of the Steering committee for the Master Plan to help provide.

PLANNING COMMISSION REVIEWS AND RECOMMENDATIONS

Type of applications Reviewed

Map Amendment (rezoning) -No requests.

Planned Unit Developments -No Requests.

Planned Unit Development (Amendments) - No requests.

Special use permits

Drive and shine special use permit for Car Wash and Lube Center. Public Hearing held February 5, 2024 and approved with conditions.

Private Road Application

John Nye, applied for a Private Road for his project at 11-12-0012-0004-12-0 which was approved for recommendation to the Board of Trustees on August 12, 2024.

Text Amendments – No Requests.

Sub-committees

Solar – Marc Florian, Charlie Olszewski and Glenn Youngstedt; Moratorium imposed by the Board of Trustees until a review of the ordinance can be completed. Moratorium effective June 13, 2023 for 18 months after this date.

Steering Sub-Committee Master Plan – Marc Florian, Tony Korican and Jacqueline Ross. Reviewing previous Master Plan and working in conjunction with Williams and Works, planning firm, to update the Lincoln Charter Township Master Plan to remain in compliance with the Michigan Planning Enabling Act 2008.

Mobile Food Vendor – Charlie Olszewski and Chris Miller. Researching the benefits and concerns regarding the possible allowance of Mobile Food Vendors.

RECOMMENDATIONS TO BOARD OF TRUSTEES

SUBJECT	DATE SENT	MOTION
Special Use Permit: Car wash and lube center. 5000 Red Arrow Hwy.	2/5/2024	<p>Florian moved to grant a Special Use permit, seconded by Youngstedt, with the stipulations that they would be in compliance concerning the seven items pointed out by the Williams & Works Planner:</p> <ol style="list-style-type: none"> 1. Prior to the issuance of any permits, the applicant shall have paid all application, permit and other fees related to this request. 2. The applicant shall obtain all necessary local, county, state, or federal permits and approvals. 3. The applicant shall obtain site plan approval from the Zoning Administrator pursuant to Article 10 of the Zoning Ordinance. 4. Any stipulations of the Township Engineer, Township Fire Department, or other applicable Township or County reviewing agencies shall be met. 5. The applicant shall submit a supporting narrative addressing the standard for a special use permit as required in Section 230.900 B93), unless specifically waived by the Zoning Administrator. 6. Noise generated on-site from any source shall not exceed 60 decibels measured at any property line. 7. No litter or debris will travel off of the site. and the following items noted by the Planning Commission: <ol style="list-style-type: none"> 1. Revised landscaping plan in conjunction with the utility plan. 2. Compliance with the sign ordinance. 3. Approval from other applicable Township or County agency reviews. 4. Cut sheets on lighting proposed. <p>No discussion, all ayes, motioned approved.</p>
Plat extension request by Don Kamp for Phase II of Heritage subdivision.	7/1/2024	Motion by Olszewski to recommend to Board of Trustees to approve the extension request by Don Kamp for Phase II of The Heritage subdivision. Seconded by Korican. No discussion. All ayes. Motion carried.
Private Road Application for 11-12-0012-0004-12-0 on W Glenlord Rd.	08/12/2024	Florian moved to recommend to the Lincoln Charter Township Board of Trustees being contingent upon documentation provided by Mr. Nye that the road does not

exceed 1000 ft and that the private road has met all the requirements of the Lincoln Charter Township Zoning Ordinance Article 5 Section 230.508 A. Preliminary Review by the Planning Commission #3 standards a-f. Seconded by **Olszewski**. **Korican** requested a short discussion.

A short discussion followed. No further discussion. All ayes; motion carried.

FUTURE ACTIVITES FOR 2025

In accordance with the MPEA Article III Section 125.3845 which states that the Master Plan must be reviewed every five years. Going forward into 2025 the Planning Commission has commenced and formed a sub-committee to update the Master Plan which was last reviewed in 2018. All subcommittees are still active as we enter into 2025.