

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Regular Meeting
August 5, 2019

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, August 5, 2019 in the meeting room of the Municipal Building, 2055 West John Beers Road, Stevensville, Michigan 49127.

CALL TO ORDER

ROLL CALL

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

APPROVAL OF MINUTES

Korican, seconded by **Youngstedt** motioned to approve the minutes of the regular meeting July 1, 2019 as e-mailed. No discussion. All Ayes. Motion carried.

ADDITIONS TO AND APPROVAL OF THE AGENDA

Freehling adjusted the agenda to discuss unfinished business prior to new business.

DEPARTMENT OF BUILDING SAFETY

The Department of Building Safety, year to date has issued 12 permits for single family dwellings, last year there was 23. For the month of July there were 2 permits issued for single family dwellings. For the month of July 2018 there were 7 permits issued for single family dwellings.

At this time last year, house construction values alone totaled \$6,914,500. This year they are at \$3,316,591.

In 2018, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$11,110,471. In 2019, total construction values are at \$6,7793,213.

In the month of July there were 283 inspections made on (building, electrical, mechanical, plumbing, and rentals).

UNFINISHED BUSINESS

Review the text amendment to Articles 2 and 8 of the Zoning Ordinance to revise definitions of certain terms, and regulations related to signs.

Freehling and **Olszewski** summarized the changes to Articles 2 and 8 along with the revised definitions of certain terms, and regulation related to signs.

Barbott questioned on section 230.803 F why “fabric” was inserted before banners or bunting. Discussion was had about removing “fabric” from item F. It was determined to remove “fabric” from section 230.803 F.

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Freehling discussed the wording on section 230.802 M. Discussion was had about section 230.802 M. It was determined that item M should be moved to the last sentence of section 230.802 L.

Youngstedt, seconded by **Miller** motioned to recommend for approval the amendments to Articles 2 and 8 of the Zoning Ordinance along with the revised definitions of certain terms, and regulation related to signs with the afore mentioned corrections. No Discussion, All Ayes, Motion carried.

NEW BUSINESS

Williams & Works to discuss eco-friendly housing. **Nathan Mehmed** from Williams & Works reviewed the memo on Tiny House Zoning Ordinances and discussed the methods of regulating eco-friendly housing and tiny houses.

Discussion on eco-friendly housing, tiny houses and container houses.

The Planning Commission held a general discussion regarding eco-friendly housing, tiny houses, and container housing.

The members of the Planning Commission concluded that more research and discussion were necessary on the regulation, potential locations and potential issues with eco-friendly housing. **Freehling** discussed having **Marc Florian** reach out to the Board of Trustees to get guidance on whether eco-friendly housing should be researched and discussed further.

PUBLIC COMMENTS

None

CORRESPONDENCE

Planning and Zoning News.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:05p.m.

The next regularly scheduled planning commission meeting will be held on September 9, 2019 at 6:00 p.m.

John Baumann

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