

**LINCOLN CHARTER TOWNSHIP  
PLANNING COMMISSION**

Regular Meeting  
September 14, 2020

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday September 14, 2020 at the Community Center behind the Municipal Building at 2055 West John Beers Road, Stevensville, Michigan 49127.

**CALL TO ORDER**

**ROLL CALL**

Present: Mike Freehling, Glenn Youngstedt, Charlie Olszewski, Andy Barbott, Chris Miller, Marc Florian and Tony Korican.

Absent: None.

Also present: Building Official James Pheifer and Recorder, Judy Dunlap.

**APPROVAL OF MINUTES**

**Youngstedt**, seconded by **Olszewski** motioned to approve the minutes of the regular meeting of July 6, 2020 as e-mailed. No discussion. All Ayes. Motion carried.

**ADDITIONS TO AND APPROVAL OF THE AGENDA**

None.

**DEPARTMENT OF BUILDING SAFETY**

The Department of Building Safety, year to date has issued 33 permits for single family dwellings, last year there was 13. For the month of August were 6 permits issued for single family dwellings. For the month of August 2019 there was 1 permit issued for single family dwellings. At this time last year, house construction values alone totaled \$3,916,591. This year they are at \$11,272,319. In 2019, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$7,667,253. In 2020, total construction values are at \$15,337,733. In the month of August there were 256 inspections made on (building, electrical, mechanical, plumbing, and rentals).

**NEW BUSINESS**

Set a public hearing to consider a Special Land Use permit for a Veterinary Clinic/Kennel subject to Section 230.961 to be used as an Animal Training Facility and Kennel submitted by Eric Bauchet, on parcel #11-12-0010-0025-07-6 at 3985 Red Arrow Highway, Stevensville, MI zoned CMU-Commercial Mixed Use on approximately .7 acres, located between Glenlord Road and Maiden Lane on Red Arrow Highway.

**Freehling** stated that “The Crate Escape” business wants to move to a new location that requires a special use permit.

**Miller**, seconded by **Youngstedt** motioned to set the public hearing for the special land use to October 5, 2020 at 6:00 p.m.

No discussion. All Ayes. Motion carried.

**UNFINISHED BUSINESS**

Discuss eco-friendly housing.

**Youngstedt** discussed the eco-friendly, accessory building dwelling, tiny house handout. (Attachment A). An eco-friendly house is a standalone economical dwelling.

Some of the issues that were discussed were:

Zoning, overlay district or PUD, community cluster, units per parcel, utilities (solar, well, propane, gas, electric, septic, biodegradable toilets), building codes, state codes, foundations, permanent or temporary, pre-fab or built on site, steel containers, setbacks, emergency access, resort-type or single family or both, garage requirement, ordinance cost concerns and check the master plan.

**Freehling** asked **Florian** to address the Board to see if they should move forward with the eco-friendly housing matter before proceeding. If the Board would like to proceed then the Planners need to drill down the issue choices to give to the Township Planner before moving forward.

**PUBLIC COMMENTS**

None.

**CORRESPONDENCE**

None.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:38 p.m.

The next regularly scheduled planning commission meeting will be held on October 5, 2020 at 6:00 p.m.