

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Regular Meeting
October 5, 2020
6:00 p.m.

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday October 5, 2020 at 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

Olszewski, seconded by **Korican** motioned to approve the minutes of the regular meeting of September 14, 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 36 permits for single family dwellings, last year there was 20. For the month of September were 3 permits issued for single family dwellings. For the month of September 2019 there were 7 permits issued for single family dwellings.

At this time last year, house construction values alone totaled \$5,453,673. This year they are at \$12,041,094.

In 2019, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$10,573,035. In 2020, total construction values are at \$16,681,011.

In the month of September there were 293 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS

None.

UNFINISHED BUSINESS

Eco-friendly housing.

Freehling went through notes from the Eco-friendly housing committee.

The items that were favorable to the Planning Commission were:

Eco-friendly (may mean no public utilities including sewage). Must still be in compliance with the Health Department regulations.

Be proactive with regard to the growing national trend toward smaller homes, reduced carbon footprints and eco-tourism.

Provide an economical alternative to the typical 2,600 square foot American home.

Provide alternative solutions for maximizing green space and achieving the townships objectives regarding ecologic sensitivity and open space preservation.

Possible locations could be LD (Low Density) and AG (Agricultural) districts where no public water and sewer is available.

Locations that will not negatively impact adjoining property values.

Areas of the township where aesthetic attributes including openness and green space might be at odds with current ordinance requirements.

Square foot requirements for minimum and maximum size structures were discussed.

Obtain a map with locations of property without public water and sewer.

Consider "Eco-friendly Homes" not a 'use permitted by right', but a 'special use' for which PC must apply the general review standards and can put conditions/restrictions on.

Possibly tie to open space preservation.

PUBLIC COMMENTS

Tom Norbey felt that consideration must be made to the fact that an eco-friendly home is not just there for weekends. It is a permanent fixture.

CORRESPONDENCE

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:14 p.m.

The next regularly scheduled planning commission meeting will be held on November 9, 2020 at 6:00 p.m.