

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION
Electronic Regular Meeting
March 1, 2021**

Chairman Mike Freehling called the **Electronic** regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, March 1, 2021 in the meeting room of the Municipal Building, 2055 West John Beers Road, Stevensville, Michigan 49127.

CALL TO ORDER

ROLL CALL

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

APPROVAL OF MINUTES

Miller, seconded by Olszewski motioned to approve the minutes of the regular meeting and public hearing minutes of February 1, 2021 as e-mailed. No discussion. All Ayes. Motion carried.

ADDITIONS TO AND APPROVAL OF THE AGENDA – None.

DEPARTMENT OF BUILDING SAETY

The Department of Building Safety, year to date has issued 2 permits for single family dwellings, last year there were 4. For the month of February 2021 there was 1 permit issued for single family dwellings. For the month of February 2020 there was 0 permits issued for single family dwellings.

At this time last year, house construction values alone totaled \$845,915. This year they are at \$493,192. In 2021, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$1,107,797. In 2020, total construction values were at \$1,799,101. In the month of February there were 141 inspections made on (building, electrical, mechanical, plumbing and rentals).

NEW BUSINESS – None.

UNFINISHED BUSINESS

Kubota Dealership site plan review. **Pheifer** discussed the modifications made to the Kubota Dealership site plan as previously requested by the planning commission. **Freehling** commented that he had also reviewed and agreed that the site plan had accommodated the planning commission's requests. **Barbott** made motion to approve the revised Kubota Dealership site plan as submitted, **Florian** second. No discussion. All Ayes. Motion carried.

Discuss eco-friendly housing. **Freehling** discussed the subcommittee's memo on eco-friendly housing and possible procedure going forward. **Florian** presented a summary of

the eco-friendly dwelling memo highlighting the subcommittee's considerations and analysis relating to Lincoln Township's existing ordinance. **Florian** described the committee's discussion of eco-tourism within the agricultural district and how eco-friendly housing could be permitted within the township in a controlled process. **Florian** proposed forwarding the memo to the township board as an item the planning commission would like to pursue. **Florian** stated that the township planner could then be involved to help to create an element of the township ordinance that would allow eco-friendly housing. **Olszewski** asked **Barbott** if he thought the parameters described in the memo would work in the Ag district. **Barbott** stated the outline was great but expressed concern with the size of wineries and potential limitations on these properties in the Ag district. **Freehling** summarized the overall discussion on eco-friendly housing and the districts where they would be permitted as a special use (Ag district & Environmentally sensitive areas of LD district) Discussion was had about the process of formulating an eco-friendly dwelling ordinance within the framework of the current township ordinance. **Freehling** tasked Florian with presenting the eco-friendly memo to the township board.

PUBLIC COMMENTS

None.

CORRESPONDENCE

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:35p.m.

The next regularly scheduled planning commission meeting will be held on April 5, 2021 at 6:00 p.m.

John Baumann, Recorder

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