

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Regular Meeting
June 7, 2021

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, June 7, 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, Glenn Youngstedt, Andy Barbott and Chris Miller.
Absent: None.
Also present: Building Official James Pheifer, and Recorder, Judy Dunlap.

ADDITIONS TO AND APPROVAL OF THE AGENDA – None.

APPROVAL OF MINUTES

Olszewski, seconded by **Youngstedt** motioned to approve the minutes of the regular meeting minutes of May 3, 2021 as e-mailed. No discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAETY

The Department of Building Safety, year to date has issued 17 permits for single family dwellings, last year there were 8. For the month of May 2021 there were 3 permits issued for single family dwellings. For the month of May 2020 there were 4 permits issued for single family dwellings.

At this time last year, house construction values alone totaled \$1,812,002. This year they are at \$5,148,783.

In 2021, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$11,309,776. In 2020, total construction values were at \$3,129,765.

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

NEW BUSINESS – None.

UNFINISHED BUSINESS

A. Williams Land Development's presented the site plan for a Mini/Self Storage Facility located at 4490, 4492, 4508, and 4542 Red Arrow Hwy, Stevensville, MI.

Freehling stated that the special land use was approved in February for the Mini/Self Storage Facility, which leaves the site plan approval the focus for today's meeting. Some of the items of concern were: retention pond location, landscaping buffering and accessibility.

Marc Williams of Williams Land Development stated that he plans on replicating his project directly across the street. The landscaping will be similar. Trees are being left alone

in the NW corner to buffer the Sanctuary neighborhood. The lighting will be the same as across the street. The same concrete parking lot. **Pheifer** asked him to move the northern building and landscape the buffer line, which he did. The existing building that is left has an area on the north and south of the property if it is purchased to ensure accessibility to the parcel. **Williams** noted that all the small buildings have already or will be removed from the property. After some discussion **Freehling** asked for a motion.

Youngstedt, seconded by **Olszewski** motioned to approve the site plan for a Mini/Self Storage Facility located at 4490, 4492, 4508, and 4542 Red Arrow Hwy, Stevensville, MI.

Miller reminded the commissioners about the visioning of the Red Arrow corridor and to keep that vision going. **Korican** noted that on May 10, 2006 when the Red Arrow corridor discussions were going on, 55 people came to the meeting that included residents, homeowners and business owners looking to keep the corridor aesthetically attractive and accessible.

Freehling noted that the buildings in the front will be the buildings that people see driving through the corridor and they according to Mr. Williams are very similar to the ones he built on the east side of Red Arrow Highway. **Freehling** then called for a vote.

All Ayes. Motion carried.

B. Discuss eco-friendly housing.

Freehling asked the commissioners to look over the draft for the next meeting.

Some discussion points there were brought up:

Is the AG district (5 acres per unit accessory building) appropriate?

How the Michigan Right to Farm Act is affected?

Should the Planning Commission approve the site plans?

Is there any better wording?

Are there any Ag district suggestions?

As an accessory building occupied on a short-term basis, is less than 30 days appropriate?

PUBLIC COMMENTS

Gerald Berzins – 5020 S. Roosevelt Rd – stated he drives through the Township every day to go to work at Bosch. He is really disappointed at the traffic around Starbucks. He is glad that the Williams project is not located near Starbucks.

Youngstedt noted that July 17 is the Exit 23 cleanup. Everyone is welcome. He also thanked **Florian** for attending the last exit 22 cleanup.

CORRESPONDENCE

Planning & Zoning News

ADJOURNMENT

There being no further business, the meeting adjourned at 6:25 p.m.

The next regularly scheduled planning commission meeting will be held on July 12, 2021 at 6:00 p.m.