

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Regular Meeting
August 2, 2021

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, August 2, 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

Youngstedt, seconded by **Olszewski** motioned to approve the minutes of the regular meeting minutes of June 7, 2021 as e-mailed. No discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAETY

The Department of Building Safety, year to date has issued 18 permits for single family dwellings, last year there were 26. For the month of July 2021 there were 4 permit issued for single family dwellings. For the month of July 2020 there were 7 permits issued for single family dwellings.

At this time last year, house construction values alone totaled \$7,446,670. This year they are at \$9,769,191.

In 2021, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$15,090,083. In 2020, total construction values were at \$13,305,305.

In the month of July were 397 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS – None.

UNFINISHED BUSINESS

Discuss eco-friendly housing.

While reviewing the draft ordinance the discussion points of the meeting were as follows:

- In the Agricultural District (AG), is it appropriate to say one eco-friendly accessory dwelling is permitted 1 per each 5 acres of lot area allowed? What is the appropriate amount allowed or should a set total amount maximum be allowed?
- Should the accessory dwellings be clustered or not clustered?
- Could the eco-friendly dwellings be considered a campground?
- Could the eco-friendly dwellings cause problems as short-term rentals?

Freehling felt the commission should think “out of the box” on this issue.
Florian felt it should be sent back to the subcommittee for further review.

PUBLIC COMMENTS

Gerald Berzins of 5020 S. Roosevelt Rd – felt the area is a tourist destination and great for wedding venues. Eco-friendly housing is a good option. Berzin’s idea for the area is creating a high-speed ferry from Chicago to Saint Joseph.

CORRESPONDENCE

Planning & Zoning News

ADJOURNMENT

There being no further business, the meeting adjourned at 7:07 p.m.

The next regularly scheduled planning commission meeting will be held on September 13, 2021 at 6:00 p.m.