

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Regular Meeting
September 13, 2021

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, September 13, 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, Glenn Youngstedt, Charlie Olszewski, Marc Florian, Andy Barbott, Chris Miller and Tony Korican.
Absent: None.
Also present: Building Official James Pheifer, and Recorder, John Baumann.

APPROVAL OF MINUTES

Olszewski, seconded by **Youngstedt** motioned to approve the minutes of the regular meeting of August 2, 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 29 permits for single family dwellings, last year there were 32. For the month of August 2021 there were 7 permits issued for single family dwellings. For the month of August 2020 there were 6 permits issued for single family dwellings.

At this time last year, house construction values alone totaled \$11,290,001. This year they are at \$9,329,924.

In 2021, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$17,398,854. In 2020, total construction values were at \$15,355,785.

In the month of August were 442 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS – None.

UNFINISHED BUSINESS

Discuss eco-friendly housing.

Florian reviewed and discussed the subcommittee's changes to the eco-friendly draft ordinance as requested by the planning commission. Discussion ensued regarding the eco-friendly ordinance and the intent of the ordinance.

Planning Commission minutes of the Regular Meeting of September 13, 2021. Page 2
Florian discussed section C. 1c. of the eco-friendly ordinance as it pertains to eco-friendly housing within current platted subdivisions in the environmentally sensitive overlay within the township. Discussion was had about how to clarify the intent of this section. **Freehling** directed **Florian** to work with Williams and Works to clarify the wording in this section of the ordinance as proposed by the planning commission.

PUBLIC COMMENTS

Tom Norbey of 6124 Washington Ave. asked for clarification on the eco-friendly ordinance. **Norby** specifically questioned if the ordinance required eco-friendly to be within a PUD. **Florian** explained the eco-friendly ordinance and its intent to **Norbey**.

CORRESPONDENCE

ADJOURNMENT

There being no further business, the meeting adjourned at 6:40 p.m.

The next regularly scheduled planning commission meeting will be held on October 4, 2021 at 6:00 p.m.