

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Regular Meeting
November 1, 2021

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, November 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, Glenn Youngstedt, and Chris Miller.
Absent: Charlie Olszewski, Marc Florian and Andy Barbott.
Also present: Building Official James Pheifer, and Recorder, Judy Lang.

ADDITIONS TO AND APPROVAL OF THE AGENDA – None.

APPROVAL OF MINUTES

Youngstedt, seconded by **Korican** motioned to approve the minutes of the regular meeting of September 6, 2021 as e-mailed. No discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAETY

The Department of Building Safety, year to date has issued 42 permits for single family dwellings, last year there were 40. For the month of October 2021 there were 5 permits issued for single family dwellings. For the month of October 2020 there were 5 permits issued for single family dwellings.

At this time last year, house construction values alone totaled \$12,980,030. This year they are at \$13,117,375.

In 2021, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$22,308,231. In 2020, total construction values were at \$18,111,982.

In the month of October were 242 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS

Don Kamp of Hickory Creek Realty, LLC is requesting a two-year plat extension of Phase II of the Heritage subdivision.

Freehling felt that due to the current circumstances, it was not unreasonable to recommend to the Board to approve the extension.

Youngstedt, seconded by **Korican** motioned to recommend to the Board Trustees to approve the two-year plat extension of Phase II of the Heritage subdivision retroactive to July 8, 2023. All Ayes. Motion carried.

UNFINISHED BUSINESS

Discuss eco-friendly housing.

Freehling noted that the Township Planner has made verbiage changes to the draft ordinance. Mike has forwarded a draft to the -Township Attorney for review. We should have the attorney comments soon. We will possibly set the public hearing for January.

PUBLIC COMMENTS

None.

CORRESPONDENCE

Planning & Zoning News

ADJOURNMENT

There being no further business, the meeting adjourned at 6:14 p.m.

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