

**LINCOLN CHARTER TOWNSHIP  
PLANNING COMMISSION  
Regular Meeting & Public Hearing  
February 7, 2022**

Chairman Mike Freehling called the regular meeting and public hearing of the Planning Commission to order at 6:00 p.m. on Monday, February 7, 2022 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, and Andy Barbott.

Absent: Tony Korican and Chris Miller.

Also present: Building Official James Pheifer, and Recorder, Judy Dunlap.

**ADJOURNMENT TO PUBLIC HEARING**

**LINCOLN CHARTER TOWNSHIP  
PLANNING COMMISSION  
Public Hearing  
February 7, 2022  
6:00 p.m.**

**PURPOSE OF PUBLIC HEARING**

To consider an amendment to the Zoning Ordinance of the Compilation of Ordinances of the Township to add regulations concerning Eco-Friendly Housing.

**AFFIDAVITS OF POSTING, MAILING, AND PUBLISHING** on file.

**PRESENTATION**

**Florian** did a quick overview of the regulations for eco-friendly housing explaining it as an alternative to single family housing and as a way to foster eco-tourism in the area.

**PUBLIC COMMENTS**

**Gerald Berzins** – 5020 S. Roosevelt Road – Was shocked that more residents didn't show up to the public hearing. He stated that being it was a 2-year process to get to this point, he was encouraged by the Planning Commission's due diligence. **Freehling** stated that they wanted to be ahead of the curve on it.

**Tom Norbey** – 6124 Washington Ave. – Questioned why the Planning Commission regulated it in (AG) Agricultural District. **Florian** stated that they wanted to promote eco-tourism. **Norbey** stated that he moved to AG to be away from overcrowding. He did not want to live next to a subdivision. He noted that the master plan says to preserve farmland in AG District. He also noted that the Township has slowly eliminated the transient

housing and this would bring it right back to the area. It didn't make any sense to him. **Freehling** explained that to have an accessory use in AG the land owner has to have their principal residence on the site. **Youngstedt** explained that tiny houses would not fly in Residential District so AG District would be the exception. **Freehling** noted that the intent is not to take away farmland nor to change the makeup of the Township.

### **CLOSE PUBLIC COMMENT SESSION**

#### **CORRESPONDENCE**

None.

### **SESSION FOR COMMISSION TO ASK QUESTIONS AND ADDRESS THE CHAIRMAN ON THE PETITION**

None.

### **ADJOURNMENT TO THE REGULAR MEETING**

## **LINCOLN CHARTER TOWNSHIP PLANNING COMMISSION**

Regular Meeting  
February 7, 2022

**Immediately following Public Hearing**

### **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 December 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 4 permits for single family dwellings, last year there was 1. For the month of January 2022 there were 4 permits issued for single family dwellings. For the month of January 2021 there was 1 permit issued for single family dwellings.

At this time last year, house construction values alone totaled \$244,846. This year they are at \$1,704,826.

In 2022, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$2,636,907. In 2021, total construction values were at \$883,769.

In the month of January were 171 inspections made on (building, electrical, mechanical, plumbing, and rentals).

#### **NEW BUSINESS**

To consider an amendment to the Zoning Ordinance of the Compilation of Ordinances of the Township to add regulations concerning Eco-Friendly Housing.

**Freehling** asked for a motion.

**Youngstedt**, seconded by **Olszewski** motioned to recommended to the Board to approve the amendment to the Zoning Ordinance of the Compilation of Ordinances of the Township to add regulations concerning Eco-Friendly Housing.

No discussion. All Ayes. Motion carried.

#### **UNFINISHED BUSINESS**

None.

#### **PUBLIC COMMENTS**

**Florian** noted that the Township Clerk **Stacy Loar-Porter** strongly suggested the Planning Commission to consider creating an ordinance to regulate Marihuana. Once the process has started the Township has a limited amount of time to finish the ordinance. **Freehling** noted that the Planning Commission may need to get out in front of this. **Olszewski** noted that the Planning Commission needs to find out the timeline. **Florian** also noted that another ordinance to consider is regarding Air BNB houseboats on lake bodies. **Youngstedt** noted that states are trying to take control from local Townships in regards to short term rentals.

#### **CORRESPONDENCE**

Planning & Zoning News.

#### **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:39 p.m.

The next regularly scheduled planning commission meeting will be held on March 7, 2022 at 6:00 p.m.