

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Regular Meeting
May 2, 2022

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, May 2, 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, Charlie Olszewski, Marc Florian, and Chris Miller.
Absent: Tony Korican, Glenn Youngstedt, and Andy Barbott.
Also present: Building Official Jim Pheifer and Recorder, Judy Lang.

ADDITIONS TO AND APPROVAL OF THE AGENDA – None.

APPROVAL OF MINUTES

Olszewski, seconded by **Miller** motioned to approve the minutes of the regular meeting minutes of April 4, 2022 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 14. For the month of April 2021 there were 10 permits issued for single family dwellings. For the month of April 2022 there were 2 permits issued for single family dwellings.

At this time last year, house construction values alone totaled \$3,846,041. This year they are at \$6,994,605.

In 2021, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$8,018,433. In 2022, total construction values were at \$10,538,868.

In the month of April were 264 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS

None

UNFINISHED BUSINESS

Florian will consult with Andy Moore Township Planner and the Board in regards to Air BNB houseboats.

PUBLIC COMMENTS

Gerald Berzins – 5020 S. Roosevelt Rd – stated that he is surprised at how little activity the Planning Commission has. **Freehling** went on to explain that Planning Commission business is confined to special land uses, site plans, rezones, and things of that nature. Not every situation needs to come to the Planning commission.

Florian commented that anyone who has suggestions for the ARPA money targeted for the Planning Commission should let them know. **Florian** also stated that the Township should consider requiring new development to use underground utilities. The franchise agreement with AEP does not require AEP to remove old poles or any of the other utilities (Comcast, AT&T etc..) to move their lines from an old AEP pole to a new AEP pole.

CORRESPONDENCE

None.

MISCELLANEOUS

Jim Pheifer the Building Official presented to the Planning Commission site plan information for: Family Dollar/Dollar Tree at 4157 Red Arrow Hwy, Storage Units at 3909 Red Arrow Hwy, and CollectorZown at 5870 Cleveland Ave.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:38 p.m.

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