

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Regular Meeting
October 3, 2022

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, October 3, 2022 in the meeting room of the Municipal Building, 2055 West John Beers Road, Stevensville, Michigan 49127.

CALL TO ORDER

ROLL CALL

Present: Tony Korican, Marc Florian, Charlie Olszewski, Glenn Youngstedt, Chris Miller, Andy Barbott and Mike Freehling.
Absent: None.
Also present: Jim Pheifer, Building Official and Recorder, Jacqueline Ross.

ADDITIONS TO AND APPROVAL OF THE AGENDA – None.

APPROVAL OF MINUTES

Olszewski, seconded by **Korican** motioned to approve the minutes of the regular meeting and public hearing meeting minutes of September 12, 2022 as e-mailed. No discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAETY

The Department of Building Safety, year to date has issued 24 permits for single family dwellings, last year there were 37. For the month of September 2021 there were 8 permits issued for single family dwellings. For the month of September 2022 there were 4 permits issued for single family dwellings.

At this time last year, house construction values alone totaled \$11,587,108. This year they are at \$9,122,283.

In 2021, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values were at \$20,065,587. In 2022, total construction values are at \$18,817,006.

In the month of September, there were 391 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS –

To set a public hearing to consider an application by Neyasa Summers and Jake Payovich of First Friends Daycare for a special land use permit to operate a Day Care, Group. Located at 4047 Glenorchard Drive, St. Joseph, Michigan 49085 on parcel number 11-12-5700-0001-00-7 on approximately 0.26 acres. This site is located in the LD – Low Density Residential Use District which allows a Daycare, Group by special land use permit pursuant to Article 9, Section 230.921 of the Township Zoning Ordinance.

Olszewski, seconded by **Korican** motion to set public hearing for a Daycare, Group Special Land Use application submitted by Neyasa Summer and Jake Payovich for Monday, November 14, 2022 at 6 p.m.

No discussion. All Ayes. Motion carried.

UNFINISHED BUSINESS

A. Follow up on Air BNB houseboats.

Freehling spoke to **Attorney Dienes** and **Dienes** said he'd have a draft by the next meeting.

Youngstedt asked if the **Dienes** had previously had a deadline to finish to the report.

Freehling explained that there had not been a hard deadline before, but there was one now.

B. Research Sub-Committee Report

Olszewski asked to schedule a workshop meeting and explained about why the workshop is necessary and he would reach out to **Freehling** for available dates to hold the workshop.

Freehling said that they would not be setting the date tonight for the workshop, but they will look to set a workshop up in the future.

Olszewski said he'll send information for the workshop ahead of time after a date is set.

C. Rental Ordinance Sub-Committee Report

Florian reported at the Board of Trustees meeting that the sub-committee had been created. He asked the Board of Trustees about getting the Police and Zoning Department together to transfer information from the Police Department to the Zoning Department in the event of a violation for the fine process and possible rental license revocation for rentals that do not conform to the ordinances.

Pheifer said that he had a meeting with **Sargent Bansen** and **Police Chief Soper** regarding the notification to the Zoning Department regarding violations. It will flag the Police Department when a citation occurs and then it will get sent to the Zoning Department after it is written up.

PUBLIC COMMENTS

Chris Metcalf of 2563 W Glenlord Rd asked if 2557 W Glenlord was listed as a rental and mentioned if they have not been registered then they would not get flagged if they were to receive a violation from the Police Department to send to the Zoning Department. **Florian** said we will know going forward if we need another gathering of facts on the number of complaints last year and how many rental properties we have in Lincoln Charter Township.

Youngstedt wanted to know if **John Baumann**, the Township Assessor, needs to be informed of unregistered rentals.

Pheifer said that **John Baumann** has been kept informed.

Florian asked about whether or not if **Baumann** sees rentals not registered if he reports them to Berrien County?

Phiefer said that he does report them.

Charles Lukas of 3255 Chicago Ave wanted to again offer his help and handed out a brochure.

Freehling asked if the subcommittee was opposed to working with Mr. Lukas.

Olszewski said they were not opposed.

Freehling made mention that it can sometimes take awhile to work through these issues and asked if we had **Mr. Lukas'** contact information.

Florian replied that they had **Mr. Lukas'** contact information.

Metcalf mentioned he too had some information and has been trying to work with the Police and Lincoln Charter Township, but he didn't feel that the process was going like he expected. He felt there is an extreme bias about taking any actions and how the right people may not be aware of what's going on. He talked about the changes to St. Joseph Township violation schedule and how something similar may help deter violations and could be a revenue source for the Township. He also noted that Portage, Kalamazoo has a website that allows residents to interact in real time with the police concerning possible violations. Big Rapids also does something similar to Portage as they allow residents to send items in on electronic application. **Mr. Metcalf** said that he didn't think we should have to start over a square one for each new incidence and wanted to be able to build on previous history of violations.

Freehling thanked **Mr. Metcalf** and asked if his complaints had been with one resident or multiple.

Metcalf said that it was one person

Freehling asked if **Metcalf** had talked to **Jim Phiefer** about his concerns.

Metcalf said yes.

CORRESPONDENCE

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:25 p.m.

The next regularly scheduled planning commission meeting will be held on November 14, 2022 at 6:00 p.m.