

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Regular Meeting
March 06, 2023

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, March 06, 2023 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

Youngstedt, seconded by **Olszewski** motioned to approve the minutes of the regular meeting minutes of February 06, 2023 as e-mailed. No discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAETY

The Department of Building Safety, year to date, has issued 0 permits for single family dwellings, last year there were 4. For the month of February 2023, there were 0 permits issued for single family dwellings. For the month of February 2022, there were 0 permits issued for single family dwellings.

This year, house construction values alone totaled \$0. At this time last year, they were at \$2,133,829.

In 2023, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$814,904. In 2022, total construction values were at \$3,704,171.

In the month of February, there were 163 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS –

A. The Special Land Use Permits regarding day care centers, have incurred an issue when the applicant moves or closes the business. Two day-care centers have incurred a change, (one has re-opened with a new owner and the other has closed), but since the permit remains open no one can be approved for another day care if they are less than 1500 feet from the approved parcel with a special land use for a day care center.

Freehling read through the expiration procedure in Article 9 Section 230.901 J of the Zoning Ordinance.

A short discussion followed. Nothing to do at this time.

B. Create a procedure for handling those hotels that have begun to run into disrepair.

A short discussion followed. More information, discussion is needed.

UNFINISHED BUSINESS

A. Follow-up on Air BNB houseboats.

Freehling mentioned that **Dienes** was still waiting on the State of Michigan for a response.

B. Research Sub-Committee Report.

A short discussion followed.

C. Rental Sub-Committee Report.

Florian referred to the memo that was handed out during the February 6th meeting regarding short-term rentals and the Short-Term Rental Brochure provided during the current meeting. He asked if anyone had any concerns and if not if everyone was comfortable with him taking the information to the Board of Trustees for review.

A brief discussion followed.

No one had any objections; the consensus of the planning commission was to send on to the Board of Trustees and a vote was not applicable in this case.

PUBLIC COMMENTS

Joanna Ford of Coloma, Michigan mentioned that she was attending the meeting for research regarding the Lincoln Charter Township Short Term Rental Ordinance and thanked the Commission for the information she received.

CORRESPONDENCE

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:32 p.m.

The next regularly scheduled planning commission meeting will be held on April 03, 2023 at 6:00 p.m.