

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Regular Meeting
August 14, 2023

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, August 14, 2023 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, Andy Barbott, Chris Miller, Marc Florian and Tony Korican.
Absent: None.
Also present: Building Official James Pheifer, Recorder, Stacy Loar-Porter.

ADDITIONS TO AND APPROVAL OF THE AGENDA

Moved Item A under New Business (Proposed Drive & Shine Presentation) to Public Comment as it was not an action item.

APPROVAL OF MINUTES

Youngstedt, seconded by **Olszewski** motioned to approve the minutes of the regular meeting for July 10, 2023 as presented. No discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAFETY

The Department of Building Safety, year to date, has issued 5 permits for single family dwellings, last year there were 19. For the month of July 2023 there were 2 permits issued for single family dwellings. For the month of July 2022 there were 0 permits issued for single family dwellings.

This year, house construction values alone totaled \$2,962,239. At this time last year, they were at \$8,112,283.

In 2023, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$11,919,810. In 2022, total construction values were at \$16,146,087.

In the month of July, there were 295 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS

None.

UNFINISHED BUSINESS

- A. Research subcommittee- **Olszewski** reported they have the information completed and it is being sent to Attorney Dienes. A final draft will be presented to the PC at the September meeting.

- B. Hotel Subcommittee- A memo was sent to Stauffer regarding integrating the recommendations made by the planning commission into the business licensing process/program. The task of this committee is complete and the members are released from the committee.
- C. Chicken Subcommittee- **Barbott** reported he has found a fourth member for the committee. Plan is to meet before the end of August, target is to have beginning information to commission by September meeting.
- D. Solar Subcommittee- **Florian** reported the committee is close to providing a recommendation to the commission. The target is to have a draft to the commission members in 7-10 days. Then the committee will look for guidance and direction from the commission.
- E. Master Plan- **Freehling** reported he reached out to the Township Planner of Record; a proposal is being completed. This was not included in the 23/24 Budget and will require a budget adjustment. Freehling stated he did discuss the utilization of the SW Planning Commission and it was agreed using the current Planner of Record through Williams & Works was the best options, as they understand and work with the current master plan.

PUBLIC COMMENT

Drive & Shine owner/developer, Haji Tehrani, presented pictures of other Drive & Shine facilities he owns. He requested an exemption on placing a sidewalk in front of the facility, he feels it is unnecessary. **Freehling** stated the requirement for the sidewalk is stated in the ordinance; Muni Code Chapter 34 Article II, Section 34-20. If the site plan does not meet the requirements of the ordinance, it will not be approved. Mr. Tehrani feels it is an expense that he should not have to pay. **Florian** stated the only option may be to request a deferment on the installation from ZBA, but that it would still be required.

Phiefer reported to the commission that at this time he could not process the application for the site plan, as Mr. Tehrani wrote on the application that the escrow fee could not exceed \$2,000. The commission explained the process and why the need for the escrow account.

The commission reminded the developer that there is a very specific sign ordinance for businesses.

Florian asked the total cost of investment; Mr. Tehrani stated, approximately \$10 Million; \$4.5 -7.5 Million in just the building and \$2 million in equipment.

Miller, welcomed the business to the Lincoln Charter Township and the commission looks forward to working with him.

Resident, Sue Pscholka, stated she was glad to see a fourth person was found for the committee. Commission clarified, that once the committee is formed, they will meet then present their findings to the planning commission to make a recommendation to the Board of Trustees to either; recommend a change to the current ordinance or leave the ordinance as is.

CORRESPONDENCE

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:48 p.m.

The next regularly scheduled planning commission meeting will be held on September 11, 2023 at 6:00 p.m.

Jacqueline Ross, Recorder

Certified Copy