

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION
Regular Meeting & Public Hearing
July 10, 2023**

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, July 10, 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.

ADJOURNMENT TO PUBLIC HEARING

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION
Public Hearing
July 10, 2023
6:00 p.m.**

PURPOSE OF PUBLIC HEARING

To consider a recommendation to the Board of Trustees to amend the zoning ordinance of the compilation of ordinances of Lincoln Charter Township to revise the definition of “dwelling” from Section 230.201.01 of Article 2 of the Zoning ordinance of the Compilation of Ordinances of the Township to exclude watercraft.

AFFIDAVITS OF POSTING, MAILING, AND PUBLISHING on file.

PRESENTATION – None.

PUBLIC COMMENTS – None.

CLOSE PUBLIC COMMENT SESSION

CORRESPONDENCE – None.

SESSION FOR COMMISSION TO ASK QUESTIONS AND ADDRESS THE CHAIRMAN ON THE PETITON.

None.

ADJOURNMENT TO THE REGULAR MEETING

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION
Regular Meeting
July 10, 2023
Immediately following Public Hearing**

ADDITIONS TO AND APPROVAL OF THE AGENDA – None.

APPROVAL OF MINUTES

Change made to June 05, 2023 meeting minutes under New Business B. Solar Energy. **Korican** has been replaced by **Youngstedt** on the Solar Energy Committee. **Korican** will be an alternate.

Korican, seconded by **Olszewski** motioned to approve the minutes of the regular meeting minutes of June 5, 2023 with correction to Solar Energy Committee member change. Short discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAETY

The Department of Building Safety, year to date, has issued 3 permits for single family dwellings, last year there were 19. For the month of June 2023 there was 1 permit issued for single family dwellings. For the month of June 2022 there was 1 permit issued for single family dwellings.

This year, house construction values alone totaled \$1,462,239. 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 \$9,913,628. In 2022, total construction values were at \$13,954,686.

In the month of June, there were 393 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS –

a. To consider a recommendation to the Board of Trustees to amend the zoning ordinance of the compilation of ordinances of Lincoln Charter Township to revise the definition of “dwelling” from Section 230.201.01 of Article 2 of the Zoning ordinance of the Compilation of Ordinances of the Township to exclude watercraft.

Olszewski, seconded by **Florian** motioned to approve the recommendation of the Ordinance to amend the zoning ordinance of the compilation of ordinances of Lincoln Charter Township to revise the definition of “dwelling” to exclude watercraft to the **Board of Trustees** and recommend adoption.

b. The August 7, 2023 **Planning Commission** meeting was approved to be moved to August 14, 2023 at 6p.m., due to Elections being held.

UNFINISHED BUSINESS

a. Research Sub-committee.

Olszewski noted that the committee was close to completion and sending information to **Attorney Dienes**.

b. Hotel Sub-committee.

Miller reviewed memo that was sent out to Commission members. Short discussion followed.

Miller, seconded by **Barbott** motioned to send a recommendation from the conclusion of the Hotel sub committee's research to the **Board of Trustees** for review. All ayes. Motion carried.

c. Chicken Sub-committee.

Barbott noted that he was meeting with the **USDA** and **Farm Bureau Agency** to get recommendations from them regarding keeping chickens in residential zoned districts. He said he planned on having the project completed for the August 14th meeting.

Suzanne Pscholka, 4677 Cedar Trail, mentioned that a resident of Coloma had volunteered her residence where she keeps chickens for the committee to also use as a reference.

d. Solar Energy (utility scale) Sub-Committee.

A short discussion followed.

e. Master Plan

Freehling noted that the review of the Master Plan would be necessary and they would need to start getting estimates and he would reach out to **Williams and Works** to get an estimate for the revision of the Master Plan.

A short discussion followed.

PUBLIC COMMENTS

Paul Gamby, 1742 Williamsburg Dr., a resident who is for the moratorium offered to give input to the Solar Energy (utility scale) Committee from his previous experience dealing with the research in regards to a possible ordinance.

Gerald Berzins, 5020 S. Roosevelt Rd, a resident who is for the moratorium described the process to produce the panels.

Joy Gamby, 1742 Williamsburg Dr, a resident who is for the moratorium gave her experience with Fabius Township when she was a resident there and how they handled instituting and ordinance for large-scale solar energy.

CORRESPONDENCE

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:52p.m.

The next regularly scheduled planning commission meeting will be held on August 14, 2023 at 6:00 p.m.

Jacqueline Ross, Recorder

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