

**LINCOLN CHARTER TOWNSHIP  
PLANNING COMMISSION**

Regular Meeting  
May 8, 2023

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, May 8, 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 Jacqueline Ross, Recorder.

**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 April 3, 2023 as e-mailed. No discussion. All Ayes. Motion carried.

**DEPARTMENT OF BUILDING SAETY**

The Department of Building Safety, year to date, has issued 1 permit for single family dwellings, last year there were 17. For the month of April 2023 there was 1 permit issued for single family dwellings. For the month of April 2022 there were 2 permits issued for single family dwellings.

This year, house construction values alone totaled \$489,000. At this time last year, they were at \$7,423,608.

In 2023, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$6,232,722. In 2022, total construction values were at \$11,021,160.

In the month of May, there were 204 inspections made on (building, electrical, mechanical, plumbing, and rentals).

**NEW BUSINESS**

A. Election of Officers.

**Olszewski** nominated **Freehling** for Chairman seconded by **Miller**.

**Youngstedt** nominated **Barbott** for Vice-Chairman seconded by **Olszewski**.

**Freehling** nominated **Miller** for Secretary seconded by **Olszewski**.

No Discussion. All Ayes. Motion carried.

**UNFINISHED BUSINESS**

A. Hotel Sub-Committee

**Miller** explained some of the material that the committee was reviewing for the hotel project.

A short discussion followed.

**Freehling** asked if **Miller** would provide a memo regarding their findings for the June 5, 2023 **Planning Commission** meeting in order to send a recommendation to the **Board of Trustees**.

B. Chicken Sub-Committee.

No new information.

C. Air BNB House Boats.

**Freehling** asked to set a public hearing for July 10, 2023 at 6pm. He stated that the wording would be provided prior to the meeting in order to provide the necessary information for the public hearing notices.

D. Research Sub-Committee

The **Board of Trustees** asked the **Planning Commission** to move forward with drafting an ordinance based on the **Commission's** recommendation.

**Florian** made note that the Executive Committee had also asked that the Planning Commission begin to look at solar arrays in the Township. A short discussion followed.

**PUBLIC COMMENTS**

**Chris Metcalf**, 2563 West Glenlord, asked whether the size of the hotel was considered in the criteria for determining how calls were administered to the police department. Said that he had heard something being done similarly in South Bend for an apartment complex.

**Youngstedt** mentioned that most of the hotels in the area are relatively the same size.

**CORRESPONDENCE**

None.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:37 p.m.

The next regularly scheduled planning commission meeting will be held on June 5, 2023 at 6:00 p.m.