

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Regular Meeting
September 11, 2023

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, September 11, 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 August 14,2023 as e-mailed. No discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAETY

The Department of Building Safety, year to date, has issued 5 permits for single family dwellings, last year there were 20. For the month of August 2023 there were 0 permits issued for single family dwellings. For the month of August 2022 there were 5 permits issued for single family dwellings.

This year, house construction values alone totaled \$2,962,239. At this time last year, they were at \$8,462,283.

In 2023, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$12,570,590. In 2022, total construction values were at \$17,459,392.

In the month of August, there were 387 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS – None.

UNFINISHED BUSINESS

A. Research Sub-Committee

Olszewski noted that he had talked to **Attorney Dienes** about the ordinance and **Dienes** was now reviewing it. **Olszewski** anticipated that he may be able to send notes out before the next meeting so members can review.

A short discussion followed.

B. Chicken Sub-Committee

Barbott discussed some of the email communications he had received and that the committee would be meeting on Thursday of this week to discuss findings and estimated that they would be able to present to the Planning Commission at the next meeting.

A short discussion followed.

C. Solar Sub-Committee

Florian noted that the committee was almost ready for review and were still making some determinations for criteria for large-scale solar projects.

A short discussion followed.

D. Master Plan

Freehling went over some of the information that he collected for the beginning stages of the Master Plan process. He also asked for volunteers for the Steering Committee that would include two members from the Planning Commission and one internal member of the Township office for the Master Plan which will include **Marc Florian, Tony Korican, and Jacqueline Ross**.

A short discussion followed.

PUBLIC COMMENTS

Presentation on Proposed Rezoning (presented by: **Jacqueline Ross**, Zoning Assistant). Presentation covered potential rezoning options for parcels for future planning.

Gerald Berzins, 5020 S. Roosevelt Rd; made mention of his concerns about the short-term rental growth in the Lincoln Township area and how it was negatively affecting the dynamics of the neighborhoods.

CORRESPONDENCE

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:50 p.m.

The next regularly scheduled planning commission meeting will be held on October 2, 2023 at 6:00 p.m.