

Lee Township Planning Commission Meeting
Held April 16, 2019
At the Lee Township Hall
Midland MI

The meeting was called to order at 7 p.m.

Present: Bill Stewart, Rick Payne, Mike Spitnale and Doris French, Excused Mari Spraul

Guest: Rodney Nanney

A motion to approve the agenda was made by Rick and seconded by Bill. Motion passed.

A motion to accept the minutes was made by Rick and seconded by Bill. Motion passed.

Correspondence: Verizon will be working on 7 Mile road tower maintenance. It will need an administrative zoning permit.

Request to install modular home on property was referred to the code authority for permits.

Inquiry on how many acres needed for horses.

New Business:

Request for **site permit** for kennel will be addressed at the June meeting.

Medical marijuana – Board will be referring this back to us after they get the police ordinance section resolved. We will have to decide what we want for industrial/commercial, secure transfer, testing lab, growers, processing. This not covered under GAANTS. Right now it is legal by state law.

Recreational marijuana – Rick gave the commission members several articles to read. After discussion a motion was made by Mike and seconded by Bill to accept the Prohibition of Marijuana Establishments Ordinance and forward it to the Board. Bill yes, Rick yes, Doris yes, Mike yes. Motion passed. Doris will fill it in and get it to the Board for their next meeting.

Site plan review – the Board wants us to determine what is required. We discussed several ways to change this. We can use a minor site plan to cover kennels, cottage industry or anything not commercial, or can cover commercial with modified building site, parking lot. E.g. former gun range which is now a on line auction. This type site plan may not require a survey, although a new business may require additional information. The consultation fee would be included in the site plan application when necessary. Ask Board if Rodney can help us with this.

5G – bills 637 and 894, state and federal government both say it is needed. Privacy and radiation are both issues. It can be addressed with an administrative permit process for large size installations in right of ways. We can adopt an ordinance to cover the permit. We can pull state information our ordinance.

Food Trucks – our Outdoor Commercial Sales and Use covers this. If they set up in a commercial area they would need a site plan. Commission suggests it be a police ordinance.

Short term rentals – House Bill 46 takes away local control. Not a big issue here now. If that changes, we can act on this issue.

Solar/Wind – Rick made some articles available for review. Windmills have sound, shadow, vibration and other concerns. Wind and solar must follow state guidelines. We have to change our ordinance to protect township for removal/repair after windmill usefulness expires. Solar has potential favorable impact, no noise and easy removal, but it also needs rules. We have to determine what the township wants as the policy. E.g. private vs. commercial. This item will be added to the list going to the Board.

Wedding barns – Covered as an assembly building. Does it require a permit, site plan, etc. Some new barns are built to resemble old barns. After discussion, this will be added to the list.

RV ordinance – Board wants commission to separate police ordinance. How many units allowed based on size of property, time/day limit, blight, noise, etc. Have standards based on the property. Too many

can be determined as a campground which is covered under state law. Make a temporary permit for use. The permit would also show the responsible party for citizen's complaints. The other part would cover those living in their RV, what requirements would be necessary. Rodney will work on this.

Tiny/Container houses – It is covered under the RV or zoning codes. We will look at the International Building Code. After much discussion, this issue is tabled.

Other Business:

The public hearing for the special use permit application for D. Forshee will be included in the June meeting. Doris will talk get information about the residents to be informed on the public hearing, send out notifications, etc.

We will make a proposal for the Board with items needing Rodney's professional advice.

A motion to cancel the May meeting was made by Rick and seconded by Bill. Motion passed.

A motion to adjourn was made by Rick and seconded by Bill. Motion passed and the meeting adjourned at 9:35 p.m.

Respectfully submitted,

Doris French
Planning Commission Secretary