

Lee Township Planning Commission And Special Use Permit Meeting  
Held July 16, 2019  
At the Lee Township Hall  
Midland MI

The meeting was called to order at 7:00 pm.

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

Guest: Rodney Nanney

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

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

Home Occupation: It now includes crafts, fine arts, and music as home occupations. Our ordinance states it must have no external evidence. We discussed enforcing the ordinance. Two auto places are not in compliance. We discussed suggesting they be changed to cottage industry. We discussed changing the Home Occupation ordinance to eliminate the special use permit. The new ordinance book does not have a definition of home occupation. Mari will look up the old ordinance. This is tabled until August.

Continuous yard sale: Russ Williams requests having a continuous yard sale. He has a War Veteran's License that permits him to hawk, vend and peddle his goods, wares and merchandise within the State of Michigan for one year (attached). Our ordinance states garage/rummage sales are 5 days within a 180 day period. He could apply for Cottage Industry and operate for 3 months. The items he sells are purchased at sales and brought to his home to sell. However, most items are not made by him. After much discussion, this item was tabled until August.

A motion to approve moving the September meeting to September 19 was made by Mari and seconded by Mike. Motion passed.

Special Use Permit: Sylvia from Smart Paws is requesting information on the process for a permit for a small animal rescue on Gordonville Road. Mari will talk with her after the meeting about what she has and what she needs to apply.

Site Plan: Mark Siegman is requesting placing an office trailer at a former brine well site while they re-plug the wells. Right now this property is a non-conforming. Through a site plan and development agreement stating the issues, it may be handled. Mark will get the information to us for discussion and action. No public hearing is needed.

Rick reported on the MTA conference he and Doris attended. Most townships do not have the Supervisor as their Zoning Administrator. He said the Zoning Administrator does much of the work that the Planning Commission is now doing to prepare site plans for action.

Forshee Site Plan: Two improvements that didn't have a permit. Septic and lean-to that was enclosed. Duane said he will get the permits. Discussed barking dogs and licenses. Dogs are inside between 10 pm and 7 am as specified in the noise ordinance. A motion to approve the site plan with the condition that Duane furnish copies of permits for the septic and garage addition was made by Rick and seconded by Mari. Bill yes, Rick yes, Mari yes, Mike yes, Doris yes. Motion passed.

Motion to approve special use permit with a total of 14 dogs allowed was made by Rick and seconded by Bill. Bill yes, Rick yes, Doris yes, Mike yes, Mari yes. Motion passed.

Medical Marihuana: The Board approved a medical marihuana facility ordinance which was adopted 5/13/19. It will be added to the ordinance book. After much discussion on rules for licenses, where to allow growing, buffer zone, odor, etc. it was decided that Rodney Nanney send us a guideline for medical marihuana zoning for the ordinance.

Escrow: We discussed a fee to cover any additional expenses for site plans. Any unused portion would be returned to the applicant. It would cause a problem for some residents to apply for a site plan. The fee could have a provision to reduce it with good cause. Rodney also suggested a minor site plan process with a lower escrow fee. We will send a request for an escrow fund to the Board.

We received information on the Midland Bid Junkies. The application for site plan was not signed until recently by the landlord. She sent a letter to the landlord stating she is terminating the lease in November. She no longer needs the site plan. Her check was returned to her. We discussed options. A motion to reject her application based on the letter was made by Rick and seconded by Mari. Bill yes, Rick yes, Mari yes, Mike yes, Doris yes. Motion passed.

Discussed priority of issues to ask Rodney for help. Marihuana, site plan and special use permits are some of those issues.

Doris read a letter she will be sending to Mr. Suderman on his special use permit approval.

A motion to adjourn was made by Mari and seconded by Bill. Motion passed. The meeting adjourned at 9:15 pm.

Respectfully submitted,

Doris French  
Planning Commission Secretary