

**Regular Scheduled Meeting
Lee Township Planning Commission
Tuesday, March 23, 2021**

Meeting was called to order by Mari Spraul at 6:41 p.m.

Present: Mari Spraul, Marie Hickerson, Lawrence Henry, Kathy Weaver. Jeremy Paisley was an excused absence and we had 1 resident attending the meeting.

Kathy moved to approve the agenda as written, Marie seconded the motion. The agenda was approved as written.

Mari asked if everyone had read the minutes, Marie said minutes should read "Minutes of the Special Meeting of the Lee Township Planning Commission" and Mari mentioned the her last name had a double "l". Lawrence moved to approve the minutes of the Special Meeting with those corrections, Marie seconded. The minutes were approved.

Correspondence: Mari said the cellular tower had not contacted her since the last meeting. She did have an update on Makaylah's House. Mari has been texting Makaylah. Makaylah's plan is to put numerous small homes on her uncle's 1.5 acres. In Lee Township you can only put one house on an acre of land. There are also some tiny home parks and she would have to have that parcel zoned for that. Lawrence asked if possibly where there are multi-family homes – apartments. Would it be possible to put in an special request or variance to rezone that parcel for a multi-family building? That is what Mari did recommend to Makaylah and also recommended that she reach out to the West Midland Family Center because they do a lot of work in the community to see what is available. Mari mentioned that each tiny home would have to have its own sewer system and 1.5 acres is not much room for something like that.

Unfinished Business: Mari has not had a chance to complete the Site Planner Special Use Application forms. We have a month and a half break before our next meeting and she hopes to have it put together before then. Marie asked if these are a complete rework, Mari said she would be using the existing applications as a template but because of the new fee schedule and the list of things that have to be done in the new ordinances.

New Business. Review of Ordinances. Mari had asked that we pick a couple ordinances and create a couple questions regarding the ordinances that we would like to become more familiar with. Lawrence chose Parking and Signage Ordinances. Marie covered the Home Occupation Ordinance, Mari covered the Site Plan Ordinance, Kathy covered the Special Use Ordinance. Mari also covered the Medical Marijuana Ordinance.

Mari asked if we had the Planning Commission Decision Making Book. Kathy had still not gotten that After discussion. Lawrence moved to table that discussion until the next meeting. Kathy seconded and the motion was carried.

Public Comment began at 7:46 p.m. Chris Coughlin introduced himself and said in regard to the change of occupancy in a commercial structure it should not just be a site plan and the planning commission. side of it, you should also be concerned with the fire code end of the plan. One business may not

transfer to another business for occupancy and as plans come across our desks we may want to forward them to the fire department for consideration as well. Since we don't have an adoptive fire code in the township, we have to follow the State of Michigan code for previously occupied business (unless it is new construction which would be a different Code). Marie asked if we should consider amending since it is not currently required. Mari said we should consider putting it on the Site Plan Review Application form. Mari asked Chris for the point of contact and Chris said our local fire chief as the ultimate code authority for this. Chris did say the City of Midland did not charge for these inspections but thought we should put a fee in the application for inspections in the event that the current non charge inspections should change.

No other public comment. Public comment ended at 7:52 p.m.

Mari asked if there was any other business to be brought before the planning commission. There was not. Lawrence made a motion to close the meeting. Marie seconded, all voted and the motion was passed. The meeting was adjourned at 7:55 p.m.