

Lee Township Planning Commission
Approved Regular Meeting Minutes
1485 W Olson Rd
Midland, Mi. 48640
January 15, 2025

- **Call to Order and attendance** PC Commissioners present; Greg Babcock, Debra Reiber, Geoff Gwisdala, Chris Stephens, Jason Hutchison
- **Pledge of Allegiance**
- **Approval of the Agenda** Geoff made a motion to Approve the Agenda, Chris seconded it, all approved.
- **December 18, 2024 Minutes were approved as presented.**
- **Public Hearing regarding Proposed Ordinance Changes (Chapt 1 – 11)**
 - Greg made a motion to leave the Regular Meeting and open the Public Hearing, supported by Chris. All approved.
Public Comments summarized:
 - Don Robinson, 1570 W Olson Rd, expressed that he was unhappy with the proposed changes regarding the Large Animal portion and Signs. He had a complaint about the Code Enforcement Officer. He seemed unhappy overall and suggested the whole board be recalled. Opposed
 - Lynette Canfield, 1084 W Prairie Rd, shared a negative experience with neighbors that had large animals. Opposed (correspondence included)
 - Lynn Reder, 2699 W. Prairie, has animals and has neighbors with animals. She complained about lack of inadequate fencing, etc, and had contacts with the animal control. Opposed
 - Tim Strong, 1618 W Sioux Lane, wants more space for large animals. Opposed
 - James Dale, 2829 W Olson Rd, has horses and explained necessities for horses in regards to space, and is in favor of the proposed changes regarding the Large Animal portion of the Ordinance. In Favor
 - Rob Bennet, 1464 W Bradford Rd, commented how more acres does not mean better care, and that less acreage can do just fine. In Favor

- Tony Pieprzyk, 2697 W Olson Rd, expressed that people that own over 5 acres should have more opportunity to own large animals, and those with less than 5 acres that want large animals should seek more property. He expressed the dislike for the unneighborly overreach of negative aspects of large animals. He feels that the few should be sacrificed for the many, assuming that the many are the residents with more than 5 acres and/or do not want large animals. (correspondence included) Opposed
- Rosemary Pieprzyk, 2697 W Olson Rd, emphasized that she wanted the residents to know what's going on in their township. She expressed concern that a board member may have a conflict of interest regarding the Sign Chapter of the current Ordinance. (correspondence included) Opposed
- Mary Spindler, 1299 S 7 Mile Rd, suggested there should be a vote in regards to the Large Animal portion of the Ordinance, and also suggested that residents should seek consent from their neighbors to own large animals. Neutral
- Al Anger, 1004 N 9 Mile Rd, shared his past as a farmer and complained about an experience with 3 hogs in a basement. He does not want large animals housed on small acreage, and is concerned that they will not take care of the animals nor respect their neighbors. Opposed
- Lynette Brown, 2396 W Chippewa River Rd, expressed that the Large Animal portion should be voted on. She referenced a cow being hit as a result of open range or broken fence. No matter what, accidents happen because they are animals. She also expressed that there should be federal or state laws for placement of signs. Neutral
- Rob Bennett, 2nd comment, asked what to do if an owner has a rooster that is disliked
- Vicki Sible, 2341 W Saint Elmo, shared that her and her husband sought out Lee township that had no restrictions for large animals so they may have their horses and goats. She feels they never would've gotten started if it weren't for that leniency. In Favor
- Carol Schaefer, 619 W Chippewa River Rd, shared that she supported 4H and she is an animal person. She is very unhappy when people don't respect property rights. She also commented that people cannot do what they want on their property or on the banks of the rivers. She said that she

~~wanted to search for grants to afford code enforcement.(correspondence included) Opposed~~

- ~~Sharon Bridson, 747 W Olson Rd, asked if any residents had asked for the zoning ordinance to be reviewed. She expressed that blight and other issues were more important than dealing with the current proposed ordinance changes. She also expressed that she is against marijuana dispensaries coming to Lee Township. Neutral~~
- ~~Dan Childs, 150 W Olson Rd, had comments regarding Ch 1, 2, and 4. Ch. 1 he would like a change in some wording to more align with MTA wording. Ch. 2 he wants more definitions. Ch.4 he would like the state definition for livestock and referred to the Right to Farm Act. Dan likes the 5-acre requirement and appreciated being listened to. Opposed~~
- ~~Tanya Stewart, 1969 W Hines Rd, suggested adding links to state regulations for housing, etc. She would like to see a process provided for if there were a problem. She referred to minimum square footage references. She expressed that it is the owner's responsibility to take care of their animals. Neutral~~
- ~~Rosemary Pieprzyk, 2nd comment, expressed that she was thankful to be heard.~~
- Chris motioned to leave the Public Hearing and re-enter the Regular Meeting, supported by Geoff. Roll call – Jason-yes, Geoff-yes, Chris-yes, Debra-yes, Greg-yes, motion approved.

- **Old Business**

- Roundtable discussion ensued amongst the commission and the Zoning Administrator following the public hearing comments. Debra read a statement siting her view on the Large Animal portion of, and in general to, the proposed ordinance changes. She also requested an add-on to the proposed changes. (statement included along with correspondence) Russ presented the attorney's suggested changes to the proposed changes (Ch 1-11)
- Debra made a motion to submit Chapters 1-11 to the board with the attorney's suggestions and the add-on suggested by Debra, seconded by Chris. Roll call – Chris-yes, Debra-yes, Greg-no, Jason-no, Geoff-no. Motion failed.

- **New Business**

- Nomination and election of officers resulted as follow:

Chairperson – Greg
Vice Chairperson – Chris
Secretary - Debra

- **Public Comment**

- There was a request for a public vote, request for businesses other than cannabis to come to Lee Township, question what the difference was between By-Laws and the Master Plan, and a question why “junk vehicles” was being removed as a definition. There was recognition for our work and suggestion for info (FAQ), 3 compliments to the commission.

- **Any Other Business**

- Chris suggested an option to preserve the proposed changes, attorney suggestions, and the add-on so as to provide a 2nd Draft for the public to be able to view.
- Greg made a motion to accept the attorney suggestions and Debra’s add-on to produce a 2nd Draft, supported by Chris. Roll call – Chris-yes, Debra-yes, Greg-yes, Jason-yes, Geoff-yes. Motion approved.

- **Adjourn**

- Geoff made a motion to adjourn at 9:19pm, Jason supported, all in favor.