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Exeter Township Planning Commission Minutes February 4, 2020

Planning Commission chairperson, David Schafer, called the meeting to order at 7:03 pm. The meeting opened with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, John Bills, Dan Boggs, and David Schafer
~~Excused:~~ William Gay, Leonard Kernyo, Enrique "Rico" Perez
 Guests: Lucie Fortin, Exeter Township planner (with Mannik & Smith Group)

Correction / Approval of Agenda:

- ❖ **Motion: Dan Boggs, 2nd William Gay;** To accept the meeting agenda as presented.
Motion carried.

Approval of Minutes:

Two corrections were made to the January 7, 2020 meeting minutes of the Exeter Township Planning Commission. Wording in **Note:** (under heading of **Roll Call**) was corrected to read that township employees cannot serve on... "township planning boards" ...not all township boards. Under the **Nomination** heading, correct date from **2010** to **2020**.

- ❖ **Motion: Leonard Kernyo, 2nd Rico Perez;** To accept the January 7, 2020 Planning Commission meeting minutes, as corrected.
Motion carried.

First Public Comment:

None

Old Business:

1). Exeter township planner Lucie Fortin, reviewed the proposed township ordinance changes that were suggested from the previous (January) meeting. Planning commission members continue the review of the zoning ordinance handbook. Suggested changes in Article 18 and 19 are summarized in the chart located in Article 21.01 "Area, Height, and Placement Requirements"

- A). In the "Minimum Lot Area, Width and Depth Per Dwelling Unit" section in the "Lot Area (Deeded or "Gross");
 - In the line for "Agricultural / Residential, "R-!" Medium Density Residential, "C-1" Community Commercial, and "I-1" Industrial change from 1 ½ acres to 1.67 acres which would correspond to the minimum footage listed.

B). In Article 18

- On page 18-4; (paragraph E, line # 2) Request clarification on the phrase “exercise of police powers”
- On page 18-7: Change minimum area allowed for a camp ground camper / trailer space from 4,000 square feet to 3,000 square feet.
- On page 18-10 (paragraph L); Change maximum length of a visit at a “Bed and Breakfast” establishment be lengthen from 10 days to 21 days unless this length of stay is set by Michigan statute.

C). Planning commission members discussed how to organize the section(s) in Article 18 that deals with Special Land Use request for “Home Occupation, “Artesian Workshops” and a proposed new category of “Home Business”. Some discussion was given to creating basic requirements under each of the three categories. The applicant would describe the scope of their proposed enterprise and the planning commission would determine what category the Special Land Use request would qualify for.

Planning commission members reviewed and discussed suggested provision (basic requirements) of a new “Home Business” Special Land Use option. Home Business would allow for an expanded business enterprise while allowing the presence of a residence on the same property parcel. Topics such as number of employees allowed, required screening, and timely inspections were discussed.

D). Lucie Fortin will not be able to attend the next scheduled planning commission meeting. Planning commission members will continue discussing the revision in Article 18 and proposed changes to the Special Land Use provisions. Articles 19, 22, ~~and~~ 23 will be discussed at the March planning commission meeting. *and*

New Business

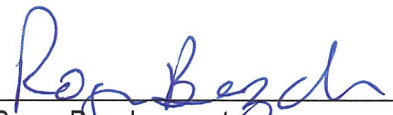
None

Second Public Comment

1).The next regularly scheduled meeting will be held Tuesday, March 3, 2020 at the Exeter Township Hall beginning at 7:00 pm.

❖ **Motion: William Gay, 2nd Rico Perez:** To adjourn meeting. **Motion carried.**
The meeting was adjourned at 9:15 pm.

Respectfully submitted,



Roger Bezek, secretary

Exeter Township Planning Commission