

**Exeter Township
Planning Commission Minutes
February 5, 2019**

Planning Commission chairperson, David Schafer, called the meeting to order at 7:00 pm. The meeting opened with the Pledge of Allegiance.

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

Correction / Approval of Agenda:

The date in New business item # 2, was corrected from ...*due in 3030* to ...*due in 2020*.

- ❖ **Motion: William Gay, 2nd Dean Boggs:** to accept the meeting agenda as corrected.
Motion carried.

Nomination and election of Exeter Planning Commission officers:

- ❖ **Motion: William Gay, 2nd John Bills:** To nominate David Schaffer as Chairperson.
- ❖ **Motion: David Schafer, 2nd Dan Boggs:** To nominate William Gay as Vice Chairperson
- ❖ **Motion: David Schafer, 2nd Dan Boggs:** To nominate Roger Bezek as Secretary

Hearing no other nominations for officers of the Exeter Planning Commission, a unanimous ballot was accepted and the nominated members were elected.

Approval of Minutes:

The following corrections were made to the December 4, 2018 planning commission meeting minutes.

In Old Business, item # 3 revised to read: ...where to house was to be torn down...

In Old Business, item # 4 correct date to read...meeting will fall on January 1, 2019...

- ❖ **Motion: Leonard Kernyo, 2nd Rico Perez:** To accept the December 4, 2018 planning commission meeting minutes as corrected.
Motion carried.

First Public Comment:

None

Old Business:

1). Lucie Fortin, Exeter Township planner (with Mannik and Smith Group), provided copies of the general requirements for review (5 year) of the township Master Plan. The current Master Plan is due for a review by 2020. The planning commission has three options concerning the Master Plan;

- Make no changes
- Amend or update current plan
- Update and make major changes to the current plan.

Planning commission members discussed both the goals of a Master Plan and the procedure (legal requirements and review deadlines) when amendments, updates and/or changes are made in the current Master Plan (adopted March 2015). Planning commission members cited the annexation of the "Stonco Properties" by the village of Maybee, adoption of an Exeter Township "Parks and Recreation" Master Plan and updated population statistics as possible amendments. Planning commission members requested a copy of the "Parks and Recreation" Master Plan be provided. It was noted that "major changes and amendments" would require a 53 day review (by county and other agencies). Updates (only) to the current Master Plan would require a 43 day review period.

It was also recommended that any changes / amendments / revisions to the Master Plan be current with (included in) any proposed updates / changes in the current Exeter Township Zoning ordinances.

2). Planning commission members discussed possible changes and updates to the current Exeter Township Zoning ordinance handbook. Articles 1 through 4 were discussed. SEE: meeting minutes addendum (attached) for a detailed list of specific wording changes and clarifications that may need possible revision.

It was recommended that planning commission member review Article 7 through 11 and Article 21 (skipping Article 5 for future discussion) and to bring any concerns and corrections to the March 2019 meeting. The March planning commission meeting will also begin the review of the Master Plan. Commission members are asked to read these Zoning ordinances and the Master Plan before the March 2019 meeting.

New Business

1). Planning commission members discussed possible future issues which may need to be addressed by township ordinance. Possible topics include

- a). Regulation (including an outright ban) of marijuana grow operations and related dispensary operations. Any future discussion would need to wait until the State of Michigan releases its rules and regulations concerning "recreational" marijuana operations.

2). It was recommended that planning commission member review Article 7 through 11 and Article 21 (skipping Article 5 for future discussion) and to bring any concerns and corrections to the March 2019 meeting. The March planning commission meeting will also begin the review of the Master Plan. Commission members are asked to read these Zoning ordinances and the Master Plan before the March 2019 meeting.

Second Public Comment

1). Michigan Township Association is hosting an educational program titled "*The ABC's of ZBA's*". The program will be offered March 22 (Battle Creek, MI), March 26 (Mt. Pleasant, MI) and March 27 (Gaylord, MI). The registration deadline is March 8, 2019. A program guide was given to each member of the planning commission.

2). The next scheduled meeting of The Exeter Township Planning Commission will be held February 5, 2019 at the Exeter Township Hall beginning at 7:00 pm.

❖ **Motion: Dan Boggs, 2nd John Bills:** To adjourn meeting. **Motion passed.**
The meeting was adjourned at 8:55 pm.

Respectfully submitted, _____

Roger Bezek, secretary
Exeter Township Planning Commission

Addendum to Exeter Township Planning Commission meeting minutes

Meeting date: February 4, 2019.

Re: Possible changes / updates / revisions to current Exeter Township Zoning Ordinance

Current language in *italics*

Suggested word changes in RED

Article 1: Title, Purpose and Enabling Authority no changes

Article 2: (reserved) no changes

Article 3: Definitions

Section 3.03: "Anaerobic"

~~Ammonia~~
...*ammonia-like compounds* (or) *other compounds*...

Section 3.05: "Family"

replace word ...*servants*...with *live-in help*

"Farm"

Major re-write to allow township building official to verify applicants agricultural use.

Clarification of non-agricultural uses operating on parcels.

Clarification of incidental, non-ag uses by an agricultural operator (parcel owner).

Section 3.09: "Mineral Mining or Mining"

General review

Section 3.15: "Zoning Act" and "Zoning Board of Appeal (ZBA)"

Update Michigan Public Act number and date

To: ... **Public Act 110 of 2006**...

Article 4: Zoning Districts and Official Zoning Map

Section 4.03: "Interpretation of District Boundaries"

Paragraph 7: Interpretation

Incorrect reference to ...*sections (a) through (f) above*...

Section 4.04 and 4.07: reviewed zoning concepts of "use" and as a "right"

END