

**Exeter Township
Planning Commission Minutes
March 6, 2018**

Planning Commission Chairperson David Schafer called the meeting to order at 7:05 pm and opened with the Pledge of Allegiance.

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

Correction / Approval of Agenda:

Corrected spelling of "Artisan" in item #1 Old Business

❖ **Motion: Dan Boggs, 2nd John Bills:** To accept the meeting agenda as corrected.
Motion carried.

Approval of Minutes:

Planning commission meeting minutes from February 6, 2018 were read.

❖ **Motion: John Bills, 2nd Rico Perez:** To accept the February 6, 2018 planning commission meeting minutes as presented.
Motion carried.

First Public Comment:

None

Old Business:

1). Mr. Brandon Tennant (6267 Colf Rd. Carleton Michigan) was not present at the meeting. No supporting documents for his Special Land Use request ("Artisan Workshop") were supplied to the planning commission for review.

Lucie Fortin reviewed the possible items to be addressed by Mr. Tennant as part of his Special Land Use application. Items pertaining to the application must include a site plan (including roads, property lot lines, location of his home and designated "workshop areas", parking, and location of nearby homes). Other items which may be addressed include written comments on employees, deliveries, and demonstration of federal licenses issued.

Lucie Fortin provided an outline of the suggested application / review / recommendation procedure including public hearing process and township board review and approval.

2). Planning Commission members reviewed the updated draft (dated 3/6/2018) to add rules and requirements for "Hobby Kennels" to the current Exeter Township "Commercial Kennel" ordinance. Planning Commission members inquired about the township's duties to insure the landowner will be in compliance with the conditions of the Special Land Use permit. Members inquired about including a mandatory 3 year review of the Special Land Use permit within the proposed "Hobby / Commercial Kennel" ordinance and ability to revoke said Special Land Use permit. The township planner asked if the Planning Commission intended this review & revocation powers be included in only this one Special Land Use or as a condition in all Special Land Uses.

Lucie Fortin will review the current Special Land use section in the zoning ordinances to see if the power to revoke a Special Land Use is already addressed in the ordinance. If the ability of the township to set schedules reviews of compliance with Special Land Use permits issued will also be investigated. If not in the current zoning ordinance, these conditions will need to be incorporated in the current review of the Exeter Township Zoning Ordinance handbook.

3). Planning Commission members received an update to the rewrite of Exeter Township Zoning Ordinance, section 24 (Zoning Administration and Enforcement). Members discussed the flexibility that the township board has suggested be incorporated in the re-write. Some of the concepts discussed included;

- ✓ Assigning the duties of Zoning Administrator who would report to the township board
- ✓ The Zoning Administrator would have the ability to delegate any duties. Some examples of delegated duties could include making the Building Department responsible for "Fill" and pond permits.

Township planner, Lucie Fortin, will compile all comments and suggestions in the proposed ordinance re-write. The re-write should be ready for the Planning Commission review at the May meeting.

New Business

None.

Second Public Comment:

1). Michigan State University Extension is sponsoring a series of meetings concerning the steps involve in installing solar energy systems. The local meeting will be held March 15 in Tecumseh Michigan.

2). The next scheduled Exeter Township Planning Commission meeting will be held Tuesday April 3, 2018 at the Exeter Township Hall, beginning at 7:00 pm.

- ❖ **Motion:** Dan Boggs, 2nd John Bills; To adjourn meeting. **Motion passed.**
The meeting adjourned at 8:20 pm.

Respectfully submitted, _____

Roger Bezek, secretary
Exeter Township Planning Commission