

**Exeter Township  
Planning Commission Minutes  
And Public Hearing Minutes  
June 5, 2018**

Planning Commission Vice Chairperson William Gay called the meeting to order at 7:00 pm and opened with the Pledge of Allegiance.

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

**Correction / Approval of Agenda:**

- ❖ **Motion: Leonard Kernyo, 2<sup>nd</sup> Rico Perez:** To accept the meeting agenda as presented. **Motion carried.**

**Recess Planning Commission Meeting**

- ❖ **Motion: David Schafer, 2<sup>nd</sup> John Bills;** To recess planning commission meeting. Planning commission meeting recessed at 7:10 pm. **Motion carried.**

**Open Public Hearing**

- 1). Reviewed written report from township planner (Mannik & Smith) concerning the Special Land Use request from Mr. Brandon Tennant. The report stated:
  - Proposed workspace meets the ordinance requirements of occupying less than 20 % of home square footage and is less than 650 square feet in size
  - Any required federal (ATF) license(s) will be issued after Special Land Use is granted
  - Owner will have a small gun safe to secure any ammunition (ATF requirement) and a lockable storage for firearm components and required paperwork.
- 2). There were no other written comments. There were no resident's comments.

**Close Public Hearing**

- ❖ **Motion: John Bills, 2<sup>nd</sup> Rico Perez;** To adjourn planning commission Public Hearing. Public hearing adjourned at 7:15 pm. **Motion carried.**

**Reconvene Planning Commission Meeting**

- ❖ **Motion: John Bills, 2<sup>nd</sup> Rico Perez;** To reconvene planning commission meeting. Planning commission meeting reconvened at 7:15 pm. **Motion carried.**

**Approval of Minutes:**

Planning commission meeting minutes from May 1, 2018 were read. There is a spelling correction in the public hearing motion (applicant's name). There is a correction to the date (extra numbers) in item # 3 in "Old Business".

- ❖ **Motion: Leonard Kernyo, 2<sup>nd</sup> Rico Perez;** To accept the May 1, 2018 planning commission meeting minutes as corrected. **Motion carried.**

**First Public Comment:**

None

**Old Business:**

1). Review of comments received from Public Hearing concerning the Special Land Use request received from Mr. Brandon Tennant.

- ❖ **Motion: Rico Perez, 2<sup>nd</sup> Dan Boggs;** To recommend to the Exeter Township Board, the approval of the Special Land Use request (Home Occupation) of Mr. Brandon Tennant, 6267 Golf Rd Carleton Michigan. Mr. Tennant is to provide proof to the township board, within 90 days of board action on the Special Land Use that any required federal licenses (ATF) have been issued to Mr. Tennant. **Motion carried.**

2). Lucie Fortin, Exeter Township planner, responded to questions concerning the proposed changes and amendments to the Exeter Township Zoning Ordinance handbook. These were raised at the May 1, 2018 planning commission meeting.

3). The planning commission members reviewed and discussed the language and requirements proposed in the changes and amendments to the Exeter Township Zoning Ordinance handbook raised by the township board members (from their May 2018 meeting)

- A). Draft Solar Energy Systems; discussed location and composition (type and number of specific trees / shrubs) of required installation screening / buffer.
- B). Draft Hobby/Commercial Kennels; discussed proposed definition of "hobby kennel", clarified the term "remuneration" and if proposed ordinance included any other kind of animals.
- C). Reviewed proposed changes to Article 24 Zoning Administration and Enforcement.

**New Business**

1). A (new) Special Land Use request was reviewed by the planning commission. The applicants are James and Helen Diroff, 3562 Carleton West Rd, Carleton Michigan. The request is for a "Home Occupation" to "...repair electronic devices and equipment. An updated sketch for the site plan was submitted. All application material was forwarded to Lucie Fortin at Mannik & Smith for their compliance review.

2). There is a conflict with the July 2019 regularly scheduled planning commission meeting. The meeting is scheduled for July 3, 2018 which is one day before the Fourth of July holiday.

- ❖ **Motion: Dan Boggs, 2<sup>nd</sup> Rico Perez:** To cancel the July 3, 2018 Exeter Township Planning Commission meeting. **Motion carried.**

**Second Public Comment:**

1). The next scheduled Exeter Township Planning Commission meeting (and Public Hearing) will be held Tuesday August 7, 2018 at the Exeter Township Hall, beginning at 7:00 pm.

- ❖ **Motion: Dan Boggs, 2<sup>nd</sup> John Bills;** To adjourn meeting. **Motion carried.**  
The meeting adjourned at 9:05 pm.

Respectfully submitted, \_\_\_\_\_

Roger Bezek, secretary  
Exeter Township Planning Commission