

**Exeter Township
Planning Commission Minutes
And Public Hearing Minutes
October 2, 2018**

Planning Commission Chairperson, David Schafer, 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,
Rico Perez and David Schafer
Guests: Lucie Fortin, planner Mannik & Smith,
Robert Queen, Supervisor, Exeter Township

Correction / Approval of Agenda:

Add to agenda, item # 3 under Old Business, review of Federal firearm license for Mr. Brandon Tennant re: conditional approval of a Special Land Use request.

❖ **Motion: William Gay, 2nd John Bills:** To accept the meeting agenda as amended. **Motion carried.**

Recess Planning Commission Meeting

❖ **Motion: Dan Boggs, 2nd William Gay;** To recess planning commission meeting. Planning commission meeting recessed at 7:05 pm. **Motion carried.**

Open Public Hearing

1). Public comment and review of proposed changes and additions to Exeter Township Zoning Re; Solar Energy Systems;

- Article 3.00 Definitions, Section 3.12
- Article 5.00 General Provisions, Section 5.15
- Article 7.00 AG, Agricultural / Residential District, Section 7.02 and 7.03
- Article 8.00 R-1, Medium Density Residential District, Section 8.02 and 8.03
- Article 10 RMH, Manufactured Home Park District, Section 10.02 and 10.03
- Article 11 C-1, Commercial District, Section 11.02 and 11.03
- Article 15 I-1, Industrial District, Section 15.02 and 15.03

Planning commission members reviewed the final version of this proposed zoning ordinance and the last changes made (from Exeter Township Board review). There were no additional written comments. No residents offered any comment on the proposed zoning ordinance.

2). Public comment and review of proposed changes and additions to Exeter Township Zoning Re; Commercial / Hobby Kennels;

- Article 3.00 Definitions, Section 3.08 and 3.12
- Article 7 AG, Agricultural / Residential District, Section 18.13

Planning commission members reviewed the final version of this proposed zoning ordinance and the last changes made (from Exeter Township Board review). There were no additional written comments. No residents offered any comment on the proposed zoning ordinance.

3). Public comment and review of proposed changes and additions to Exeter Township Zoning Article 24 Zoning Administration and Enforcement;

- To clarify and detail the duties and responsibilities for the Building Official, Zoning Administrator, and Zoning Ordinance Enforcement Officer. These term were reviewed and modified accordingly throughout the Exeter Township Zoning Ordinance handbook

Planning commission members reviewed the final version of this proposed zoning ordinance and the last changes made (from Exeter Township Board review). There were no additional written comments. No residents offered any comment on the proposed zoning ordinance.

Close Public Hearing:

- ❖ **Motion: Leonard Kernyo, 2nd William Gay;** To adjourn planning commission Public Hearing and reconvene regular planning commission meeting.
Public hearing adjourned at 7:20 pm. **Motion carried.**

Reconvene Planning Commission Meeting

Planning Commission Chairperson, David Schafer, called the regularly scheduled planning commission meeting back to order at 7:20 pm.

Approval of Minutes:

Planning commission meeting minutes from September 4, 2018 were reviewed. There was a request to remove the wording..."as a home occupation..." from item # 1, New Business (end of the first sentence).

- ❖ **Motion: John Bills, 2nd Rico Perez;** To accept the September 4, 2018 planning commission meeting minutes as corrected. **Motion carried.**

First Public Comment:

Planning commission members were asked how and when meeting minutes were made available to the residents (and released to the general public). The planning commission secretary said planning commission meeting minutes are provided to the township office (clerk) within 7 to 10 days from the meeting. The meeting minutes are available for anyone to review at the township office or on the Exeter Township website.

Planning commission members were asked what the policy was on using / publishing the names, addresses and property identification numbers of permit applicants. Names, address and property ID must be disclosed in public hearing announcements along with a brief reason for the permit request.

Old Business:

1). Review of comments received from Public Hearing concerning

- A). Solar Energy Systems;
- B). Draft Hobby/Commercial Kennels;
- C). Article 24 Zoning Administration and Enforcement

❖ **Motion: William Gay, 2nd Leonard Kernyo:** To approve and recommend the adoption of the proposed Exeter Township Zoning Ordinance titled "Solar Energy Systems" and associated section changes within the ordinance handbook. The proposed zoning ordinance (and all associated changes within the zoning ordinance handbook) will be forwarded to the Monroe County Planning Commission for their review and comment. County planning's comments will be sent to the Exeter Township board.

Motion carried.

❖ **Motion: William Gay, 2nd Rico Perez:** To approve and recommend the adoption of the proposed Exeter Township Zoning Ordinance titled "Commercial / Hobby Kennels" and associated section changes within the ordinance handbook. The proposed zoning ordinance (and all associated changes within the zoning ordinance handbook) will be forwarded to the Monroe County Planning Commission for their review and comment. County planning's comments will be sent to the Exeter Township board.

Motion carried.

❖ **Motion: John Bills, 2nd Dan Boggs:** To approve and recommend the adoption of changes and amendments to Exeter Township Zoning Ordinance Article 24 Zoning Administration and Enforcement along with all associated section changes within the ordinance handbook. The proposed zoning ordinance (and all associated changes within the zoning ordinance handbook) will be forwarded to the Monroe County Planning Commission for their review and comment. County planning's comments will be sent to the Exeter Township board.

Motion carried.

2). Planning commission members discussed the current policy concerning acting on Special Land Use applications which references zoning ordinance(s) that are not yet approved by the township and 'put into affect" (per Michigan statue). The policy was stated that a Special Land Use (SLU) request cannot be acted upon by the planning commission until the zoning ordinances have been approved, published and allowed to become effective. The applicant of a requested SPL for a hobby kennel was present at the meeting (and public hearing) and would like the consideration of her permit request to proceed as soon as possible.

3). A copy of an approved Federal Firearms License granted to Mr. Brandon Tennant (dba: BJT Enterprise LLC) was provided to the Exeter Township clerk and reviewed by the planning commission members. Mr. Tennant's Special Land Use (SLU) request was conditionally approved with the provision of the granting of a federal firearm license. Mr. Tennant has met this condition to his SLU.

New Business

None

Second Public Comment:

1). Exeter Township Supervisor, Robert Queen, suggested the planning commission board members review the various section within the Exeter Township Zoning Ordinance handbook for possible clarifications and changes. This could be accomplished during the upcoming regularly scheduled planning commission winter meetings.

2). The next scheduled Exeter Township Planning Commission meeting will be held Tuesday November 6, 2018 beginning at 7:00 pm. Since the Exeter Township Hall (meeting room) will be set up as a voting precinct for the election (national), the meeting will be held in the McGowen School building.

❖ **Motion: William Gay, 2nd Dan Boggs;** To adjourn meeting. **Motion carried.**
The meeting adjourned at 7:55 pm.

Respectfully submitted, _____

Roger Bezek, secretary
Exeter Township Planning Commission