

**Exeter Township
Planning Commission Minutes
February 2, 2024**

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Exeter Township Planning Commission secretary Roger Bezek called the meeting to order at 7:10 pm. The meeting opened with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, Philip Bruck, Tim DeBorde, Dave Mathewson,
Julie Murphy, Ameer Runyan, and Anthony Thrasher
Excused:
Guests: Lucie Fortin, Exeter Township planner (Mannik & Smith Group)

Note: There were 6 township residents in attendance.

Introduction of Planning Commission Members:

Current members and newly appointed planning commission members introduced themselves and gave a brief description of where they lived and their profession.

Nomination and Election of Planning Commission officers:

Exeter Township Planning Commission secretary Roger Bezek called for officer nominations for the following Planning Commission offices;

- ❖ **Motion: Philip Bruck, 2nd Ameer Runyan:** To nominate Tim DeBorde as chairperson.
There were no other nominations offered. **Motion carried.**
- ❖ **Motion: Ameer Runyan, 2nd Philip Bruck:** To nominate Dave Mathewson as Vice
Chairperson. There were no other nominations offered. **Motion carried.**
- ❖ **Motion: Philip Bruck, 2nd Ameer Runyan:** To nominate Roger Bezek as Secretary.
There were no other nominations offered. **Motion carried.**
- ❖ **Motion: Ameer Runyan, 2nd Philip Bruck:** To close nomination and cast a unanimous
ballot for Exeter Township Planning Commission officers **Motion carried.**

Correction / Approval of Agenda:

- ❖ Motion: Amee Runyan, 2nd Philip Bruck: To accept the meeting agenda as presented. **Motion carried.**

Approval of Minutes:

The January 2, 2024 Planning Commission meeting minutes were read and presented. The name of Amee Runyan was omitted from the Roll Call. She was ~~present~~ *excused* for the meeting.

- ❖ Motion: Philip Bruck, 2nd Julie Murphy: To approve the January 2, 2024 Planning Commission minutes as corrected. **Motion carried.**

First Public Comment:

1). Township resident, Jerel Bruck, welcomed the new members of the Planning Commission. He wanted the planning commission to know that he continues to live in Exeter Township because of its rural nature and that the Planning Commission should make keeping the a rural nature of the township a priority by limiting (any) development in the township. He also suggested that the Planning Commission follow the residents' concerns and not to always follow the direction of the township planner. He further stated that is was "the duty" of Planning Commission members to represent only the township residents concerns.

2). Township resident, Deena Homan spoke in support of Mr. Bruck's comments concerning listening to the wishes of township residents.

3). Planning Commission secretary Roger Bezek, explained the ~~role~~ *role* of the township planner serves only as an advisor to the Planning Commission and to take members suggestions and then put those directions into the proper format and wording. The township planner will also insure all other sections of the ordinance handbook are updated due to any proposed amendments. The planner will also look for any conflicts with any other current zoning ordinances.

When asked by Planning Commission members for additional sources of information to aid in the discussion of current issues, she has provided ordinances and other information in response to these requests. This is the basic responsibilities of any (local) township planner no matter what firm the township employs.

Old Business:

1). Planning Commission members reviewed the proposed changes to Article 5 General Provisions, Section 5.10 "Keeping of Livestock and Other Animals" (as well as accompanying Article 3 Definitions). After reading the proposed changes and answering any questions, it was suggested to delete the proposed new language at the end of paragraph 2 A. to strike the words...*per acre*... at the end of the sentence. This was done to avoid confusion with propose wording from the previous paragraph. There was no further correction or changes suggested to the proposed amendment.

2). Planning Commission members reviewed the proposed amendment to Article 18 Special Land Uses and Procedures making changes to Section 18.13 Home Occupation, deleting Section 18.16 Artisan Workshops and creating (new) Section 18.14 Home Businesses. Comments from some of the township residents in attendance questioned the need for addition ordinance regulating the "private uses" of anyone residence / property.

Planning Commission secretary Roger Bezek explained some of the situations where residence are conducting (primary income generating) businesses from their property. He also explained the typical uses that would differentiate between "Home Occupation" and the proposed "Home Business" ordinance. He also explained that current Exeter Township policy is to respond to neighbors (or residents) complaints concerning cases of "improper actions or situations" and not to "seek out" obvious violation of township ordinances concerning land use or practices conducted by residents. He also explained the series of "self-standing" ordinances concerning such issues as blight, nuisance, and dangerous / abandoned buildings that are used by the township in ordinance enforcement.

When the example of a "trucking company" being operated out of an Exeter Township residential property, Jerel Bruck asked why farmers who have trucks parked on their property and use them for "non-farming" uses are not required to have permit from the township to operate. Secretary Roger Bezek responded that "agriculture" has an exemption in the township ordinance (and by the State of Michigan) falling under the broad classification as "activities related to" agricultural enterprises.

Before acting on any of the proposed amendments to the Township Ordinances, it was suggested that the new members to the Planning Commission have an opportunity to study both the current township Zoning Ordinance handbook as well as these proposed changes. Further discussion on "Keeping of Livestock on Small Acreage Parcels", "Home Business" and amendments to "Wind Energy" were table until the March Planning Commission meeting.

~~Un~~approved minutes

New Business:

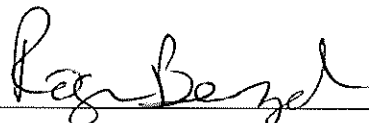
1). Planning Commission secretary Roger Bezek...who serves as ^{secretary}~~secretary~~ on the Exeter Township Zoning Board of Appeals...suggested the ZBA members be invited to a meeting with the Planning Commission to coordinate the two committees understanding of the Township Zoning Ordinances. The ZBA members will be invited to the regularly scheduled Aril Planning Commission meeting.

Second Public Comment:

1). The next scheduled meeting of the Exeter Township Planning Commission will be held on March 5, 2024 beginning at 7:00 pm at the Exeter Township Hall.

❖ **Motion:** Amee Runyan, 2nd Philip Bruck: To adjourn the meeting. **Motion carried.**
The meeting was adjourned at 8:55 pm.

Respectfully submitted,



Roger Bezek, Secretary
Exeter Township Planning Commission