

Approved Minutes
Grass Lake Charter Township Planning Commission Meeting
May 17, 2018 @ 7:00 PM

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:04pm.

ROLL CALL: Members present: Jere Hinkle, Ken Elliott, Tom Brennan, Rob Doerr, Jim Warbritton and Roger Memmer. Members absent: Lacey O'Quinn.

ALSO PRESENT: Doug Lammers, Township Zoning Administrator, and approximately eight citizens.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Moved by Brennan and supported by Elliott to approve the agenda. All ayes. One absent. Motion carried.

APPROVAL OF MINUTES:

Moved by Doerr and supported by Brennan to approve the March 15, 2018 meeting minutes. All ayes. One absent. Motion carried.

NEW BUSINESS

a. Solar Energy Ordinance:

Chairperson Hinkle, presented proposed draft amendments to the zoning ordinance for regulating Solar Energy Systems. The proposed amendments were prepared by the Township attorney based on his review of sample ordinances that were forwarded to him for his review. The proposed amendments address both small and large Solar Energy Systems. Under the proposed amendments, Small Solar Energy Systems would be a permitted use in AG, R-1, R-2, R-3, R-4, GC, HC, and LI zoning districts and Large Solar Energy Systems would be a special use in AG and LI zoning districts.

Moved by Warbritton and supported by Doerr to proceed with the next step in the consideration of the proposed amendments by holding a public hearing on the proposed amendments at the June 15, 2018 Planning Commission meeting. All ayes. One absent. Motion carried.

CITIZENS WISHING TO ADDRESS THE COMMISSION:

Planning Commission member, Warbritton, offered a public apology for comments that he made that may have offended Citizens attending a previous meeting. The apology was in response to a complaint by Mr. Kraft for Planning Commission member Warbritton's behavior during and after the January Planning Commission meeting. The Krafts accepted Mr. Warbritton's apology. Also, Mr. Kraft will provide an address for Dawn Food Products so that an apology can be sent to the Corporation since the complaint was transmitted from the Corporation.

Mr. Murphy questioned if the proposed Solar Energy Systems zoning ordinance amendments would be available prior to the June public hearing. Zoning Administrator, Lammers, indicated that there would be a public notice and that copies would be available at the Township Hall.

Mr. Murphy expressed concern that the Township needs to be proactive regarding marijuana regulations. Commissioner Brennan indicated that the Township Board has been proactive and has adopted a Medical marijuana "Opt Out" resolution in September, 2017.

TOWNSHIP BOARD REPORT:

No report.

OLD BUSINESS:

a. Zoning Ordinance, Section for LI/HC:

Chairperson Hinkle noted that although the current Township Zoning Ordinance has established a Light Industrial/Highway Commercial (LI/HC) district, there are no regulations governing the district in the ordinance.

Based on Zoning Administrator, Doug Lammers request, Mr. John Enos of Carlisle/Wortman Associates, suggested establishing an overlay district along the I-94 corridor that would be a mapped zone that imposes a set of special requirements in addition to those of the underlying zoning districts. Zoning Administrator, Lammers, indicated that prior to establishing an LI/HC overlay district it would be necessary to rezone the currently zoned LI/HC parcels to either LI or HC.

Further consideration to rezoning affected parcels and establishing a LI/HC overlay district to be addressed at a future meeting.

b. Rezoning Project:

Zoning Administrator, Lammers, presented a zoning map of the Township with all parcels greater than 5 acres and classified as Agriculture (for property assessing purposes) identified as an overlay. Many of the identified parcels are not currently zoned Agricultural (AG), and therefore, it may be appropriate to rezone these parcels to AG. Consideration to rezoning these parcels will be addressed at a future meeting.

PROPOSED BUSINESS FOR NEXT MEETING:

The next meeting is scheduled for Thursday, June 21, 2018. Business will include a public hearing on a rezoning request, a public hearing on the proposed solar energy systems amendment to the Zoning Ordinance and continued work on zoning ordinance amendments and rezoning project.

GENERAL DISCUSSION: None

ADJOURNMENT:

Moved by Brennan and supported by Warbritton to adjourn meeting at 8:23.
All ayes. One absent. Motion carried.

Respectively submitted,

Roger Memmer, Secretary
Grass Lake Charter Township Planning Commission

