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Douglass Township Planning Commission

3521 W. McBrides Rd

Stanton, MI 48888

989-762-8014

Regular Meeting Minutes

July 12, 2023

Immediately following Public Hearing scheduled for 7 pm.

Call to order

Meeting called to order at 7:20 pm by PC Chairman Rick Baldwin.

Pledge Of Allegiance recited during Public Hearing

Roll Call

- Present: Eric Tester, Jon Bailey, Melissa Bannen, Rick Baldwin, Mike Swan, Matt Moorman, Kathy Craig
- Absent: none

Approval of agenda items

- Motion made by Kathy Craig to approve agenda, seconded by Matt Moorman. Voice vote: aye: 7 Nay: 0. Motion carried.

Approval of Minutes

- June 14, 2023 Special Meeting minutes provided.
- Motion made by Eric Tester to approve the minutes of the June 14, 2023 Special Meeting, seconded by Melissa Bannen. Voice vote: aye: 7 Nay: 0. Motion carried.

Public Comments on agenda items

- Rick Baldwin opened public comment at 7:22 pm and closed it at 7:40 pm.

Resident	Agenda item	Comment
Linda Reynolds	Zoning Administrator report	Questioned the follow up process on new builds. Who is responsible if there is an issue? A neighbor should not be responsible for filing a complaint if the building permit is violated.
Ben Reynolds	Zoning Administrator report	Feels that a building should be inspected once construction begins for conformity

Lisa Chamberlain	Zoning Administrator report	Building department is responsible.
		Multiple comments/discussion regarding a building issue and accountability surrounding a Clifford Lake building project.*

*Eric Tester reports that the board is aware of the lake issue and has gotten advice from the attorney.

New Business

Committee Reports

Eric Tester Board Liaison:

- Follow up on question regarding liability on zoning/building enforcement from resident from June 14 meeting: Appears that township is responsible.
- Let the board know of ideas on how to spend ARPA money.
- The board is working on getting a new printer so board and PC members can print and copy at the hall rather than using their own printers.
- The board is working on granting PC members access to a room in the hall to work on things if needed.
- There is a gravel pit bill at the state level- the state wants to take away local control of gravel pits. Contact state representatives to voice opinion.
- Update on blight ordinance at county level: Sheriff thinks how we do it now is sufficient.
- Training is available for ZBA members, and Rick and other ZBA members are planning to attend. Douglass Township is joining with Cato Township for this training.
- Eric will take back to the board the question of accountability, but reports that some things will have to be handled by the courts.

Dave Kelsey Zoning Administrator

- Dave was not present at the meeting.

Rick Baldwin Zoning Board of Appeals

- Explained that no one on the ZBA has experience so that is why they will be getting some training.

Rezoning request

- Rick passed out a diagram of steps to take in handling a rezoning request but there are still questions on how to proceed.
- Scott Carr described the request he is making-it would be for storage for business equipment in a pole barn that currently exists at 585 Hillman Rd. There would not be deliveries or customers. He would like to put a sign out front.
- There are some questions on variance needs, rezoning, sequence of steps needed.
- PC is tabling this until after the ZBA training and will seek further direction as to the appropriate steps to take in this process.

Old Business

- Solar ordinance: PC voted to send the ordinance to the County Planning Commission and the Township board at the Public Hearing held before the Regular meeting.

Public Comments

- Rick Baldwin opened public comment at 8:32 pm and closed it at 8:45 pm.

Resident	Comment
Caryl Hackett	Thanks the township for the awesome newsletter that was included with the taxes. Hopes it continues. Suggests including info on ordinances as we go.
Linda Reynolds	On the ZBA training-the new supervisor in Cato has set this up because of similar confusion on ordinances/processes. 6 townships all have the same law firm now so they are splitting the cost. As many people should go as possible to get questions answered. Also asked about if the marijuana ordinance was properly noticed since it was adopted at the same time as the previous wind ordinance which was not properly noticed.
Christa Baldwin	On the ARPA funds: wants a new electronic sign for the hall. Can we pass this on to the board?

Further commission discussion

- Eric Tester will check on the marijuana ordinance, and see if PC members can also attend the ZBA training.

Adjourn

- Motion made by Eric Tester to adjourn meeting, seconded by Mike Swan. Voice vote: aye: 7 Nay: 0. Motion carried.
- Meeting adjourned at 8:45 pm by Chairman Rick Baldwin.
- Next meeting October 25, 2023 7 pm at the township hall.

Respectfully submitted,

Kathy Craig
Douglass Township Planning Commission Secretary

