

Douglass Township  
Planning Commission  
Meeting Minutes  
July 27, 2022

1. Call to Order at 7:00 p.m.
2. Recite Pledge of Allegiance
3. Roll Call
  - a. Jack Jeppessen – present
  - b. Tammy Sweeris – present
  - c. Becky Sowles – present
  - d. Rick Baldwin – present
  - e. Pat Althoff – present
  - f. Paul Olson – present
  - g. Mike Swan – present
  - h. Also attending: Paul LeBlanc
4. Approval of Agenda
  - a. Motion by Tammy
  - b. Supported by Pat
  - c. Voice vote unanimous, motion carried
  - d. During public comments it was brought up that date is incorrect, need to amend date
5. Public Hearing/Public Comments
  - a. Robert Scott – Sidney Twp
  - b. Cindy Schick – Douglass Twp
  - c. Linda Reynolds – Douglass Twp
  - d. Kay Scott – Sidney Twp
  - e. Rick Harris – Douglass Twp
  - f. Brandy Bunting – Douglass Twp
6. Debate 2017 Ordinance
  - a. Motion to recommend sending 2017 ordinance to board to rescind it by Rick Baldwin
  - b. Support by Becky Sowles
  - c. Roll call vote
    - i. Baldwin – yes
    - ii. Sowles – yes
    - iii. Sweeris – yes
    - iv. Althoff – yes
    - v. Swan – yes
    - vi. Motion carried
7. Close Public hearing, Open Regular Meeting
8. Reading of 5/25/22 Meeting Minutes
  - a. Motion by Tammy to accept the minutes without reading as written
  - b. Support by Pat

- c. Voice vote unanimous, motion carried
9. Old Business
- a. Master Plan 5 year review
    - i. See attachment #1 for recommendations of things to review made by Paul LeBlanc
    - ii. Pg 20 the information on fire department support is incorrect, we use Belvidere, Day and Stanton for fire protection
    - iii. Pg 26 – we don't have to keep an industrial area but will need to specify clearly why it would not be suitable (no appropriate place, lack of available utilities to support, etc), or else keep one, best area would be on M66 just north of city limits of Stanton.
    - iv. Pg 28 -we need to better flesh out to preserve our agricultural status, normally it would state 10 acres with a building, ours says 1 acre, this is not enough to be considered agricultural, could open for large subdivisions in ag areas. Per Paul the courts have also struck down 10 acres for a house as restrictive, he says 5 acres would be a good size.
    - v. Pg 30 – lake residential – we need to add all lakes that were identified during the WECS discussions` and treat appropriately, need a map overlay of lakes
    - vi. Pg 31 – East side of Clifford Lake area has lots of new businesses that were given variances as general business or non conforming residential areas, need to better classify.
    - vii. Noted that Becky, Paul, Tammy and Mike need copy of master plan
    - viii. Paul LeBlanc to update demographics, traffic etc to current numbers, will change to one industrial area, but will need guidance on policy level things like goals from PC at next meeting.
    - ix. Overlay map - agricultural and residential are same color on map, need different color distinction as this is misleading
    - x. Paul LeBlanc to get separate overlay map showing which areas are covered by which fire departments (Belvidere, Day and Stanton)
    - xi. Pg 21 – Paul LeBlanc to clean up language of private sewer and water systems
    - xii. Pg 23 – Paul LeBlanc to clean up as we don't have any paths or sidewalks
  - b. Minimum sq ft requirement for dwellings
    - i. Would need public hearing to remove any sq ft requirement from ordinance
    - ii. Discussion of adding classification of EED (economy efficiency dwellings)
    - iii. Discussion of would we want to allow tiny homes on foundations with possible maximum sq ft limit for accessory units (such as granny pods)
    - iv. Discussion of barn living, barndominiums
  - c. ORV/Off road vehicle blight issue
    - i. This is a nuisance ordinance issue
    - ii. Vehicles such as mud bog trucks do not qualify for ORV or road legal status, should still be allowed to keep, possible variance

10. New Business

- a. Questions about moratorium that expires soon, what happens if the board rescinds the 2017 ordinance as there is a pending referendum attempt for current WECS ordinance
11. Public Comment
- a. Kristy Williams – Douglass Twp
  - b. Christy Cordray – Douglass Twp
  - c. Cindy Schick – Douglass Twp
  - d. Robert Scott – Sidney Twp
  - e. Holly Huff – Douglass Twp
  - f. Ken Bunting – Douglass Twp
  - g. Linda Reynolds – Douglass Twp
  - h. Sarah Stahlbaum Beeching – Douglass Twp
12. After listening to public comments, it was noted that we should change the word “rescind” to “repeal” of 2017 ordinance
- a. Motion by Rick to change word rescind to repeal
  - b. Support by Becky
  - c. Roll call vote
    - i. Baldwin – yes
    - ii. Sowles – yes
    - iii. Sweeris – yes
    - iv. Althoff – yes
    - v. Swan – yes
    - vi. Motion carried unanimously, Recommendation to send 2017 ordinance board to repeal carried.
13. Adjourn Meeting
- a. Motion by Pat
  - b. Support by Tammy
  - c. Voice vote unanimous
  - d. Meeting adjourned 8:54 p.m.
14. Next Meeting October 26, 2022 at Douglass Township Hall

Attachment #1 (3 pages)

Submitted respectfully by Becky Sowles, secretary 7/29/22