

Douglass Township Planning Commission
3521 W. McBrides Rd
Stanton, MI 48888
989-762-8014

Regular Meeting Minutes
July 31, 2024
7:00 pm

Call to order Chairman Jon Bailey called the meeting to order at 7:00 pm.

Pledge Of Allegiance recited

Roll Call Present: Eric Tester, Rick Baldwin, Matt Moorman, Jon Bailey, Melissa Bannen, Kathy Craig. Arriving later: Mike Swan.

Approval of agenda items Melissa Bannen made a motion to approve the agenda as written, seconded by Matt Moorman. Ayes: 6 Nays: 0. Motion passed.

Approval of Minutes from April 24, 2024 Regular Meeting and April 24, 2024 Public Hearing: Melissa Bannen made a motion to approve the minutes from both meetings, as written, seconded by Eric Tester. Ayes: 6 Nays: 0 Motion passed.

Public Comments on agenda items Public comment was opened at 7:04 pm and closed at 7:07 pm

Citizen	Comments
Sarah Kelly Douglass Township	Regarding short term rental regulations: reports that there are 27 VRBO's in the area. Advises caution in regulating too much, as they are good for the economy and many people use them.
Linda Reynolds Douglass Township	Reports that the state has been pushing to take over the short term rental industry. She would rather have the township regulate versus the state.

New Business

- **Short term rentals:** The PC discussed the current rules put out by vacation rental companies, and the current ordinance rules about parking, storage, disturbing the peace, enforcement of complaints, benefits to residents vs. drawbacks. Reached consensus on PC members doing more research on this topic and revisiting.
- **Zoning ordinance amendments update:** The township intern is working on putting the current ordinance book into an editable document which can be updated with ordinance amendments. The whole ordinance with all the amendments would need to be codified after a public hearing. It would also address the 2017 Marijuana and Flat River Zoning Ordinance that was not published properly at that time.
- **Violations timeline (92.2) located:** The violation description for blight was located on the website within the tab titled "Violations for Civil Infractions" dated Feb. 2022. It was

given to Dave Kelsey to replace the version he was using. PC recommends changing the clean up timeline from 45 days to 30 days. Eric will take this to the board to determine how to proceed.

- **Campers:** Discussion involved specifics of when and if permissible, such as allowed with permit, for hunting on property, for temporary building, seasonal, which districts, etc. Dave Kelsey reported that Winfield Township and Belvidere Township have ordinances regarding these issues. PC will look at these and revisit. As part of the discussion on districts, Eric pointed out that Lake Stanton is currently not Lake Residential so that may need to be updated as well.
- **Noise:** Enforcement is an issue as there are many factors to consider. PC reached consensus to not follow up on this. Complaints will need to be called in to Sheriff dispatch.

Committee Reports

- **Eric Tester Board Liaison:** The board approved the ordinance on Accessory Buildings, adding three points for inspection: when dug, when the foundation is poured, and when being sided.
- **Dave Kelsey Zoning Administrator:** Reports that there have been 4 applications for pole barns, 1 covered porch, 1 land division, 5 violations for trash/vehicles, 1 violation or animals, and 1 demolition.

Old Business

- None

Public Comments opened at 8:28 pm and closed at 8:33 pm.

Citizen	Comments:
Ben Reynolds Douglass Township	Regarding campers: recommends different timeline examples: two weeks for hunting would not require a permit fee, but all of the hunting season or summer (3 months) would require a permit. There would not have to be a fee
Linda Reynolds Douglass Township	Agrees with Ben's comments on hunting property

Further commission discussion

- **Feedback for Eric to take to the board:** Violation timeline follow up

Next meeting date: October 30, 2024 7 pm

Adjourn: Eric Tester made a motion to adjourn seconded by Rick Baldwin. Ayes: 7 Nays: 0
Meeting adjourned at 8:35 pm.

Respectfully Submitted,

Kathy Craig
Douglass Township Planning Commission Secretary

