

## Douglass Township Planning Commission

3521 W. McBrides Rd

Stanton, MI 48888

989-762-8014

### Regular Meeting Minutes

March 13, 2024

7:00 pm

**Call to order** by Chairman Jon Bailey at 7:06 pm

**Pledge Of Allegiance** recited by PC and audience

#### **Roll Call**

- Present: Eric Tester, Matt Moorman, Jon Bailey, Rick Baldwin, Kathy Craig. Absent: Melissa Bannen, Mike Swan.

#### **Approval of agenda items**

- Eric Tester made the motion to approve the agenda as written, seconded by Rick Baldwin. Ayes: 5 Nays: 0 Motion carries.

#### **Approval of Minutes from January 31, 2024 Regular Meeting**

- Eric Tester made the motion to approve the minutes from the January 31, 2024 regular meeting as written, seconded by Matt Moorman.. Ayes: 5 Nays: 0 Motion carries.

#### **Public Comments on agenda items**

- opened at 7:08 pm, and with no public comment offered, closed at 7:08 pm.

#### **New Business**

##### **Attorney draft for proposed ordinance amendments**

- PC members reviewed the draft ordinance to amend the zoning ordinance regarding accessory buildings, siding, crawl spaces, and Lake Residential Districts. Discussion included reducing the square footage to 500 sq. Ft for minimum floor space, (as the county does not have a minimum), and defining the back lots of Lake residential as being on the opposite side of the road, and residency requirements for building accessory buildings on vacant parcels in Lake Residential districts. Sections regarding height of accessory buildings (not to exceed 25 ft, have 4/12 pitch, and 16 ft. walls), building accessory buildings in front yard as long as setbacks are met on 10 acre or larger parcels, exterior walls of residences, crawl spaces, and definition of front lot lines were accepted as written.
- Consensus was reached that the sq. footage be set at 500 sq. ft.
- Eric Tester made motion to make the change on the square footage from 750 ft to 500 ft., seconded by Matt Moorman. Ayes: 5 Nays: 0
- Kathy will email the attorney to ask for the language for the LR lots and residency.
- Kathy Craig made the motion to schedule a Public Hearing for April 24, 2024 at 6 pm regarding the changes to the ordinance on accessory buildings, siding, crawl spaces,

and Lake Residential Districts, with language provided by attorney, seconded by Eric Tester. Ayes: 5 Nays: 0

**Citizens for Local Choice Ballot Initiative email**

- Kathy read an email sent by BEn Reynolds regarding the Citizens for Local Choice ballot Initiative to restore local control of zoning. Discussion involved the Michigan Township Association, Michigan Association of Counties, and Michigan Farm Bureau supporting this, as well as the DOuglass Township board’s previous support of the same issue in September of 2023 prior to the state passing house bills 5120 and 5121.
- Kathy Craig made the motion to recommend to the board that they pass a resolution supporting Citizens for Local Choice ballot initiative to restore local control of zoning decisions to townships, seconded by Matt Moorman, Roll call vote: Aye: Eric Tester, Matt Moorman, Jon Bailey, Rick Baldwin, Kathy craig. Motion carries.

**Locating things on the website-amendments to the ordinance book are listed separately**

- Discussion on where things are found on the website for zoning and amendments. It can be confusing as to what amendments are under each tab, as well as how to incorporate the amendments into the zoning book so that any changes are in the appropriate section. Kathy will follow up on this.

**Committee Reports**

**Eric Tester Board Liaison**

- Reports that the board is addressing problems with zoning permits and follow up for extra steps/site visits. They discussed new forms for permits, but have not made any decisions. Sara Beechy from the ZBA is working on some forms as well.

**Old Business**

**Progress on updating the application for Dave K. to use to recommend to the board?**

- PC will ask Sara Beechy to share any samples of forms to review/discuss at the next meeting so we can assist in decisions on updating permits and requiring information.

**Public Comments opened at 8:15 pm and closed at 8:23 pm**

Citizen	Comments
Linda Reynolds	Had a question on sq. footage in agricultural areas. She appreciates what the township board is doing-Cindy Shick is going to extra meetings to try to fix issues.
Christa Baldwin	She commends the PC and the board for the professionalism, peaceful meetings, and getting things done. Cindy, Holly, and the rest of the board are doing great jobs. They are cleaning up previous issues.

**Further commission discussion**

- Matt followed up Linda’s question on sq. footage, asking the attorney to add section 6.03 to sq. footage change, as it is a medium residential district but was not on the list form the attorney.
- Feedback for Eric to take to the board: discussion on cost for zoning administrator to do extra site visits,

**Next meeting date** April 24, 2024 7 pm

**Adjourn**

- Eric Tester made a motion to adjourn seconded by Rick Baldwin. Ayes: 5 Nays: 0.  
Meeting adjourned at 8:48 pm.

Respectfully submitted,

Kathy Craig

Douglass Township Planning Commission Secretary