

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

Regular Meeting/ Public Hearings Minutes  
01/29/25  
7:00 pm

**Called to order** by Jon Bailey at 7:00 pm

**Pledge Of Allegiance** recited

**Roll Call**

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

**Approval of agenda items**

Eric Tester made the motion to approve agenda as written, seconded by Rick Baldwin.

Ayes: 5 Nays: 0 Motion passed.

**Nomination/Election of Officers**

- Eric Tester nominated Jon Bailey for Chairman of PC, seconded by Rick Baldwin. Ayes: 5 Nays: 0 Jon Bailey elected chairman.
- Eric Tester nominated Mike Swan for Vice Chairman of PC, seconded by Kathy Rasmussen. Ayes: 5 Nays: 0 Mike Swan elected Vice Chairman
- Rick Baldwin nominated Kathy Rasmussen for secretary of PC, seconded by Matt Moorman. Ayes: 5 Nays: 0 Kathy Rasmussen elected secretary.
- Kathy Rasmussen nominated Melissa Bannen to serve on the ZBA, seconded by Jon Bailey Ayes: 5 Nays: 0 Melissa Bannen elected to serve on the ZBA.

**Approval of Minutes from Oct. 30, 2024 Regular Meeting**

Eric Tester made the motion to approve minutes as written, seconded by Jon Bailey..

Ayes: 5 Nays: 0 Motion passed.

**Public Comments on Agenda Items opened at 7:07pm and closed at 7:12 pm.**

<b>Citizen</b>	<b>Comments</b>
Caryl Hackett	Shared concern that in the updated zoning book there is no section for Short Term Rentals but should be addressed in the future.

**Public Hearings:**

**1. Flat River Zoning District signs**

- Opened Public Hearing at 7:12 pm
- Public Comments: none offered

- Further Commission Discussion/Action: PC clarified that this is about the size of signs only, not any other parameters of the Flat River District.
- Eric Tester made the motion to recommend this amendment to the board as written, seconded by Matt Moorman. Ayes: 5 Nays: 0 Motion passed.
- Closed Public Hearing: Eric Tester made the motion to close public hearing, seconded by Rick Baldwin. Ayes: 5 Nays: 0 Motion passed.

**2. increasing height of lake houses**

- Opened Public Hearing at 7:17
- Public Comments:

Citizen	Comments
Caryl Hackett	There are back lots that would be affected by increasing the height. Can a compromise be reached for 30 feet?

- Further Commission Discussion/Action: PC discussed that the market for lake homes seems to be going toward higher, there have only been several variance requests the past few years, the requests have only been for several feet, the variance process would still be in place. Consensus was reached that the height needs to be higher in order to reflect current building designs, but not so high that it ruins the view for back lots.
- Kathy Rasmussen made the motion to recommend to the board that the height of Lake Houses be increased to 30 feet, seconded by Eric Tester. Ayes: 5 Nays: 0 Motion passed.
- Closed Public Hearing: Kathy Rasmussen made the motion to close the public hearing, seconded by Eric Tester. Ayes: 5 Nays: 0 Motion passed.

**3. Marijuana ordinance (per attorney recommendation)**

- Opened Public Hearing at 7:47 pm
- Public Comments: none offered
- Further Commission Discussion/Action: PC clarified that this is being reviewed at public hearing because there is a question if this had ever been properly posted back in 2017. The attorney recommended that we keep something regarding marijuana in the zoning book.
- Eric Tester made the motion to recommend to the board that the existing marijuana ordinance be adopted, seconded by Jon Bailey. Ayes: 5 Nays: 0 Motion passed.
- Closed Public Hearing: Eric Tester made the motion to close the public hearing, seconded by Jon Bailey. Ayes: 5 Nays: 0 Motion passed.

**4. updating of zoning book to reflect amendments since 2009**

- Opened Public hearing at 7:56 pm
- Public Comments: none offered
- Further Commission Discussion/Action: PC reviewed the recommendation for the attorney to add the language she provided to each of the three renewable energy approval standards, and language regarding these projects being only allowed in the RO zone, and not Ag/RE. The following sections would be updated: Section 3.25 C, Chapter 14.02 and 14.03, Table 15.05 A, Section 3.22, and Approval standards 22,23, and 24 in Chapter 15.

- Matt Moorman made the motion to recommend to the board the modifications and updates to the Zoning book as provided, (the 2025 version), seconded by Jon Bailey. Ayes: 5 Nays: 0 Motion passed.
- Closed Public Hearing: Eric Tester made the motion to close the public hearing seconded by Jon Bailey. Ayes: 5 Nays: 0 Motion passed.

### **New Business**

Resolution for 2025 Planning Commission Regular Meetings: Matt Moorman made the motion to adopt the resolution for PC meetings to be held on the last Wednesday of January, April, July, and October, seconded by Rick Baldwin. Ayes: 5 Nays: 0 Motion passed.

### **Committee Reports**

- Eric Tester Board Liaison: Rick Baldwin, Melissa Bannen, and Jon Bailey were reappointed for another term on the PC. He recommends that if possible, the PC let the board know what they will be working on at upcoming meetings.
- Dave Kelsey Zoning Administrator: Dave reported that there has been one permit for a dwelling granted, and 5 violations resulting in tickets and/or court dates.

### **Old Business**

Annual Report 2024: PC reviewed the work done by the PC for 2024.

- Kathy Rasmussen made the motion to send the Annual Report to the board. Ayes: 5 Nays: 0 Motion passed.

**Public Comments:** none offered

### **Further commission discussion**

The PC discussed short term rentals. Discussion included lake resident concerns about VRBO and Airbnb, the existing ordinances that protect residents, the rules of VRBO's, public comments from the July 2024 meeting surrounding short term rentals, and that the PC decided in July not to set regulations.

**Feedback for Eric to take to the board: see above**

### **Next meeting date**

April 30, 2025 7 pm at the Douglass Township Hall.

### **Adjourn**

Eric Tester made the motion to adjourn, seconded by Jon Bailey. Ayes: 5 Nays: 0 Motion passed. Meeting adjourned at 8:50 pm.