

**MERRILL TOWNSHIP
PLANNING COMMISSION
1585 W. 11 MILE ROAD
BITELY, MICHIGAN 49309**



Minutes (APPROVED)

June 20, 2024

7:00 PM

MEETING WAS CALLED TO ORDER 7:05 PM BY: BRIAN BORDEWYK

PLEDGE OF ALLEGIANCE LED BY: ALGER CLINE

ROLL CALL LED BY: BONNIE ST AMOUR

- ALGER (Jim) CLINE: PRESENT
- BRIAN BORDEWYK: PRESENT
- VENOLA WALTON-STANCIEL: PRESENT
- BONNIE ST AMOUR: PRESENT

MINUTES FROM MAY MEETING APPROVED:

- MOTION TO APPROVE: VENOLA WALTON-STANCIEL
- MOTION 2ND: JIM CLINE
- PASSED

APPROVAL OF AGENDA: ALL

- BRIAN BORDEWYK CORRECTED DATE OF DRAFT ZONING ORDINANCE TO APR 18, 2024
- MOTION TO APPROVE: VENOLA WALTON-STANCIEL
- MOTION 2ND: ALGER (Jim) CLINE
- PASSED

PLANNING COMMISSION MEETING CLOSED AT 7:08PM

OPENED THE PUBLIC HEARING FOR CLARK & TAMMY SMITH SPECIAL USE PERMIT MEETING AT 7:08PM

- SPECIAL USE PERMIT FOR CLARK & TAMMY SMITH
BRIAN BORDEWYK READ THE LETTER RECEIVED FROM JAMES DICE (THE NEIGHBOR ACROSS THE STREET FROM THE CLARK'S) REGARDING HIS CONCERN OF THE SHEDS, SEE ATTACHED.
- CLARK SMITH ADMITTED THE PROPERTY NEEDS TO BE ORGANIZED AND CLEANED UP AND HE WILL. HE IS ACCEPTABLE TO HAVING 6-10 SHEDS TO SHOW DIFFERENT OPINIONS.
- BRIAN BORDEWYK ASKED IF CLARK WAS ABLE TO RECEIVE APPROVAL FROM MDOT AS WAS REQUESTED BY THE ZONING ADMINISTRATOR. EGRESS IS AN ISSUE ON TO M37. HE WAS UNABLE TO REACH THEM.

PUBLIC COMMENT

- CHUCK HANLON IS CONCERNED ABOUT THE ENTERANCE OF THE LOT IT ISN'T LARGE ENOUGH TO SUPPORT TWO VEHICLES
- RANDY FULTON THIS THE COMMERICAL DISTRICT SHOULD BE MADE LARGER

MOTION TO CLOSE PUBLIC HEARING

- MOTION TO CLOSE: BONNIE ST AMOUR
- MOTION 2: VENOLA WALTON-STANCIEL
- PASSED

PUBLIC HEARING CLOSED AT 7:24PM

PLANNING COMMISSION MEETING REOPENED AT 7:25PM

DISCUSSION OF SPECIAL USE PERMIT

- MOTION TO APPROVE CLARK & TAMMY SMITH SPECIAL USE PERMIT CONTINGENT UPON MDOT APPROVAL AND A LIMIT OF SIX SHEDS: BONNIE ST AMOUR
- MOTION 2: VENOLA WALTON-STANCIEL
- PASSED

PLANNING COMMISSION MEETING CLOSED AT 7:30PM

OPENED THE PUBLIC HEARING FOR THE PROPOSED NEW ZONING ORDINANCE AT 7:31PM

- EXPLANATION OF THE CHANGES

PUBLIC COMMENT

- FORD REDDING ASKED WHERE WE POSTED THE NOTIFICATION OF THE CHANGE? IN TIMES INDICATOR
- FORD REDDING ASKED WHICH ZONING WAS USED? ON WEBSITE
- RANDY FULTON STATED NEW ZONING SHRINKS THE BUSINESS AREA ON M37, CONSIDER ENLARGING
- RANDY FULTON ASKED IF TINY HOMES WHERE ADDRESSED IN NEW ZONING. UNDER ZONING ORD
- RANDY FULTON INQUIRED ABOUT LIVING IN A BASEMENT DWELLING.
- CHUCK HANLON ASKED FOR MORE DETAIL ON CHANGES IN ZONING. THEY WERE READ.
- CHUCK HANLON ASKED IF THE IS THE MIN. SQ FOOTAGE FOR A HOME THE SAME IN THE OLD ZONING ORDINANCE AND THE NEW ORDINACE. YES, THE SAME.
- LARRY OWENS SUPPORTS A LARGER BUSINESS AREA SO WE DON'T CHOKE OUT BUSINESSES
- LARRY OWENS ASKED FOR LOT SIZE NEEDED FOR STRUCTURE. SEE ZONING AND SET BACKS.

MOTION TO CLOSE THE PUBLIC HEARING

- MOTION: BONNIE ST AMOUR
- MOTION 2: JIM CLINE
- PASSED

PUBLIC HEARING CLOSED AT 7:54PM

PLANNING COMMISSION MEETING REOPENED AT 7:55PM

DISCUSSION OF PROPOSED NEW ZONING ORDINANCE

BOARD VOTE TO PASS THE ZONING ORDINANCE AND SEND TO THE MERRILL TOWNSHIP BOARD

- MOTION TO RECOMMEND ADOPTION OF THE PROPOSED MERRILL TOWNSHIP ZONING ORDINANCE TO THE MERRILL TOWNSHIP BOARD: JIM ALGER
- MOTION 2: VENOLA WALTON-STANCEIL

ROLL CALL VOTE

- JIM ALGER – YES
 - VENOLA WALTON-STANCEIL – YES
 - BRIAN BORDEWYK – YES
 - BONNIE ST AMOUR – YES
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- PLANNING COMMISSION BOARD ASKED VENOLA WALTON-STANCEIL TO TAKE THE ZONING ORDINANCE TO THE MERRILL TOWNSHIP BOARD FOR APPROVAL AND ASK TO BE ADDED TO THEIR AGENDA AT THE SPECIAL MEETING THEY ARE PLANNING FOR JULY 2024.

PUBLIC COMMENT

- LARRY OWENS INQUIRED ON SIZE OF LOT NEEDED VS SIZE OF HOUSE. REFER TO THE ZONING ORDINANCE
- LARRY OWENS WOULD LIKE THE BUSINESS AREA TO BE LARGER THAN STATED IN THE PURPOSED ZONING ORDINANCE

Meeting Adjourned- 8:11

BRIAN BORDEWYK