

MINUTES OF THE AUGRES TOWNSHIP PLANNING COMMISSION

Zoning Ordinance Review Meeting

May 1st, 2023

9:00 A.M.

IN ATTENDANCE: Chairman Jesse Young, Ross Maser, Patricia Tremble and Donna Wilson

ABSENT: Barbara Luberda and Zoning Administrator Art Gallop

PUBLIC IN ATTENDANCE: Derek Porritt, Jim Herzog and Michael Oxley

CALL TO ORDER: The meeting was called to order at 9:00 am with the Pledge of Allegiance

APPROVAL of AGENDA: Motion made by Pat Tremble to approve the agenda. Motion supported by Donna Wilson. Voice vote. All Ayes. No Nays. One Absent. Agenda approved.

APPROVAL of MINUTES: Motion made by Tremble to approve the minutes of the April 12th, 2023 and April 24th, 2023 Planning Commission meetings (with corrections - typos). Motion supported by Wilson. Voice vote. All Ayes. No Nays. One Absent. Minutes approved.

PUBLIC COMMENT: None at this time.

BOARD COMMENT: Tremble asked about Zoning Administrator Art Gallop (absent due to medical appointment which he could not reschedule). Ross Maser asked about our patrol officer as being the one to serve notice of blight violations.

Tremble asked what, if any 'out lots' (easements to Saginaw Bay) existed along Green Drive (near Czymbor's new housing units) has obstructed any public access to the shoreline. Further adding that she had visited the housing units, commenting that they were very nice inside.

TOWNSHIP ORDINANCE REVIEW: The ongoing review covered Chapters 8 & 9. Wilson noted that in chapter 8 the page numbers were off (some pages not marked). Clerk Oxley noted the errors, stating that it was due to the Adult Use Marijuana ordinance updates. The only change noted in the Chapter 8 Special Uses was the deletion of a paragraph on Page 8-10 (another result of the Adult Use Ordinance additions). Chapter 9 Site Plan Review Tremble suggested that Zoning Administrator Gallop should be made aware of his responsibility concerning 'Site Plan Review - Major and Minor Projects'. Adding that a written monthly report would be nice, compared to just the verbal report at the monthly township board meetings.

Maser added that on page 9-7: #2 Engineering elements, a section should be added to address solar panel water run-off issues.

The topic of discussion changed to defining 'Short Term Rentals', with a handout of Michigan House Bill #4722. The bill, which did not pass through the legislature, contained definitions of short term rentals. The planning commission is still working on what should be included in the zoning ordinance - Chapter 2 - Definitions.

Maser brought up the discussion about disposal of fiberglass boats, and should the ordinance address the issue. Currently, since fiberglass boats cannot be recycled, there is some trend to chop them up and dump them into the bay, or just abandoning them on a roadside. Maser put forth the question - If blight is to address a boat in a resident's yard, is there obligation by the township to have some way to dispose of them? Wilson reported that there are two sites in Michigan which will take fiberglass boats, otherwise the owners should be responsible, not the township. Tremble added that language should be included in the blight ordinance. Further adding that if the blight ordinance is followed then the township should have guidance for the residents on how to dispose of such.

SOLAR FARMS: Clerk Oxley suggested that the solar farms ordinance discussion should be moved to the next meeting, asking the PC members to think about how to define limits of solar farms (by acreage, amount of farmland being preserved, or what). Chairman Young agreed.

BOARD COMMENT: Donna Wilson, on wondering if there should be township rules about kennels in the zoning ordinance, no there are state rules defining kennels.

Ross Maser suggested that the township get some maps (on display and for handouts) which show the shoreline right-of-way(s) giving access to the bay. Further adding that a board member and/or the zoning administrator should walk those easement at least once a year, so the residents bordering the easements are not trying to hide/own them.

PUBLIC COMMENT: None.

NEXT MEETING DATE: Planning commission members compared their calendars and decided the next meeting would be on Monday, May 22, 2023 - 9:00am. Oxley to post a sign in the township bulletin board.

ADJOURNMENT: TIME – 10:10am. Motion made by Tremble to adjourn the meeting. Supported by Wilson. Voice vote. All Ayes. No Nays. One Absent. Meeting adjourned.

Minutes approved at the Planning Commission Meeting _____

Jesse Young, Chairman _____

Michael Oxley, Clerk _____