

MINUTES OF THE AUGRES TOWNSHIP PLANNING COMMISSION

Zoning Ordinance Review Meeting

May 23rd, 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: 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 as presented. Motion supported by Donna Wilson. Voice vote. All Ayes. No Nays. One Absent. Agenda approved.

APPROVAL of MINUTES: M Patricia Tremble corrected a statement in the minutes (under Board Comment) which questioned 'out lots' (easements to Saginaw Bay) along green drive. Donna Wilson corrected a notation (under Township Ordinance Review) concerning page numbers out of sequence. Motion made by Wilson to approve the minutes of the May 1st, 2023 Planning Commission meeting (with corrections). Motion supported by Tremble. Voice vote. All Ayes. No Nays. One Absent. Minutes approved.

PUBLIC COMMENT: None at this time.

BOARD COMMENT: None at this time.

TOWNSHIP ORDINANCE REVIEW: The ongoing review wrapped up with Chapters 10 & 11.

Corrections suggested to section 10 page 4. Letter C and E. No other changes.

Tremble asked about Section 11.2a and about Zoning Board of Appeals. Who are the BoA representatives: Jesse Young (chairperson) representing the Planning Commission. Michael Oxley, Clerk, representing the township. It was discovered that the third member seat of the ZBA was vacant and there was no alternate designated. There was discussion on whom to fill these positions but no decision, as appointment for the positions falls to the Township Board.

There was discussion of past BOAppeals sessions. One was a resident at the end of Gordon Road and Green Drive, who lost a shed due to tree fall, and whether it could be replaced because replacing it, per zoning ordinance, exceeded the allowed number of outbuildings. It was allowed as the replacement was basically grandfathered in (before the zoning ordinance specified number of outbuildings on a property) Another was a Rumsey Road resident who wanted to put a 6 foot fence along per property all the way to the lakeshore (resident felt threatened by a neighbor). This was denied due to 'line-of-site' restrictions.

Page 11-2, Section 11.3 Administrative review was discussed. Is this being done by the Art Gallup, zoning administrator. Pat asked about a stay? Tremble requested a monthly report by the ZA, so there would be a document to refer to in the future.

The last section to review was Wind Ordinance. The PC board members decided that there was no need to review, as the likelihood of any large scale wind turbines in the township was minimal. There was talk about a state/DNR restriction with large wind turbines within (xx) a distance from any Great Lakes shoreline, basically disallowed any within the township borders. Another factor discussed was Consumers Energy moving away from turbines, in favor of solar farms. It was noted that the guidelines in the Wind Ordinance for home turbines was valid, necessary and well defined with no need of review.

Clerk Oxley presented a list of amendments to the township Zoning Ordinance, compiled from the past review meetings, and requested the board members to review the list and make additions/corrections. The amendments would be used in a Zoning Ordinance Public Hearing publication in the local paper. Noting that interruptions (of the Clerk) during these past meetings, that his compiled list most likely was

missing corrections/updates. Tremble pointed out the definition of Bread and Breakfast as needing to be added to the list.

SOLAR FARMS: Chariman Young spoke on the difficulty of decided how to define limits to solar farms in the township. Consumers Energy is looking for 500-600 acre size properties (according to Bob Balzer our CE liaison, who spoke recently at a ACMTA chapter meeting). The board sentiment is that farmland must be protected. Ross Maser suggested not making any commitment at this time. Tremble pointed out that land leases are currently being solicited (and obtained) in the township.

Young related that with what he has read we need to define: 'How many..' - "How Large.." - Do we charge permit fees and how long do those permits last.

Oxley stated that to a farmer who has no descendents wanting to take over the 'family farm', that a yearly lease per acre would be very attractive. Did the township have the right to limit that sort of 'retirement' of a farming family?

Oxley went on to say that he would produce a map, with available acreages which might be attractive to Consumers Energy for solar farms. Giving the board an idea of how much land is really available in the township. Hoping to have the map/land total available for the next meeting.

Tremble added that there are tax collection revenue loss concerns for solar farms vs farmed acreage.

BOARD COMMENT: Donna Wilson, on the topic of fiberglass boat disposal brought up by Maser that the last meeting, presented a map of locations in the state where a fiberglass boat (stripped) could be taken (type 2 landfills). These locations also took golf carts as well as some car parts. Some businesses are crushing the fiberglass and then setting it aside for some unknown/possible future recycling effort. Tremble asked if the township has a form for blight complaints.

PUBLIC COMMENT: None.

NEXT MEETING DATE: Planning commission members compared their calendars and tentatively decided to meet on Monday, June 5, 2023 - 9:00am. Two members had possible conflicts. Clerk Oxley to confirm the date, contact all the members, and post the meeting in the outdoor bulletin board.

ADJOURNMENT: TIME – 10:40am. 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 _____