

# MINUTES OF THE AUGRES TOWNSHIP PLANNING COMMISSION

## Zoning Ordinance Review Meeting

January 9th, 2023  
9:00 A.M.

**IN ATTENDANCE:** Chairman Jesse Young, Ross Maser, Patricia Tremble, Donna Wilson, and Zoning Administrator Art Gallop  
**ABSENT:** Barbara Luberda

**PUBLIC IN ATTENDANCE:** Jim Herzog, and Michael Oxley.

**CALL TO ORDER:** The meeting was called to order at 9:05 am with the Pledge of Allegiance

**APPROVAL of AGENDA:** Motion made by Ross Maser to approve the agenda as presented. Motion supported by Patricia Tremble. Voice vote. All Ayes. No Nays. One Absent. Agenda approved.

**APPROVAL of MINUTES:** Motion made by Tremble to approve the minutes of the December 5th, 2022 Planning Commission meeting. Motion supported by Wilson. Voice vote. All Ayes. No Nays. One Absent. Motion approved.

**PUBLIC COMMENT:** Clerk Michael Oxley reported on the health status of Barbara Luberda, with other members chiming in... All those in attendance wished her well and were keeping Barb in their thoughts. Art Gallop stressed that the Zoning Ordinance needed to be changed to read that the minimum square footage of a dwelling was 1020 sq ft ***footprint or foundation***.

**BOARD COMMENT:** Chairman Young noted Gallops comments would be discussed under an agenda item #8 - Zoning Ordinance Review. Young thanked the proofreaders on the board Pat Tremble and Donna Wilson for catching mistakes.

### **GENERAL DISCUSSION:**

#### **SOLAR FARMS:**

Oxley pointed to the Solar Farm handout from Turner Township's Zoning Ordinance, which some of the board members had received in advance of the meeting. Patricia Tremble stated that she had reviewed their ordinance and found it was too detailed. Oxley asked if Spicer should get involved. Tremble asked if Tom Reif, who wrote our Adult Use Marijuana police power ordinance might assist the board. IT was mentioned that Shiawassee County had solar farms, contact them to get their solar ordinance for review. It was decided to table the topic as the Township Board was to adopt a moratorium on solar farms at the next board meeting (recommended by the PC board at their December 2022 meeting).

### **TOWNSHIP ZONING ORDINANCE REVIEW:**

#### **CHAPTERS 1-4:**

Working page by page, from our ZO notebooks, the PC board began the review suggested at the last planning commission meeting. Skipping past the contents pages. Young suggested leaving the Preamble Section alone (and come back to it after the main portion of the ZO was reviewed. Definitions (Chapter 2): minor grammatical corrections were made, as well as suggestions to add words for clarification. Some definitions were marked for lack of understanding (i.e. Development Rights Ordinance or Coordinating Zoning Committee), and some marked for deletion as no longer relevant. There was much discussion of the terms and definitions, often leading away from the task at hand (though not unimportant). As time passed, making about halfway through Chapter 2, it was decided to move onto the next agenda item.

### **ORDINANCE ENFORCEMENT OFFICER:**

Although no OEO had been appointed, there was discussion on how to pay an OEO. By the job or a monthly stipend, even if there was no monthly activity? What about mileage and phone time?

Oxley proposed researching how other officers are compensated. Should there be a probationary period. And do any other Arenac townships even have an OEO. Jason Overstreet's name came up as a

possibility. Suggestion was made to advertise in the Independent. Oxley noted that clearly the township board needs to set policy for the position.

**NEXT MEETING:** Young suggested that the next meeting be soon, within a couple of weeks, in order to keep up with the review. Oxley pointed out that the 1st quarterly meeting was the first week in March. Tremble pointed out that February, being the end of the tax collection cycle, she would be very busy. It was decided that the next meeting would be March 6th, 2023 at 9:00 AM.

**BOARD COMMENT:** Maser urged the PC board to consider adding disposal of fiberglass boats to the zoning ordinance. Currently old boats, and there are many, many, are being cut in half and buried. Chairman Young, thanked the everyone for attending and for all the time that members devote at home, reviewing the zoning ordinance and studying the many handouts.

**PUBLIC COMMENT:** None

**ADJOURNMENT:** TIME – 10:40. 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 \_\_\_\_\_