

# MINUTES OF THE AUGRES TOWNSHIP PLANNING COMMISSION

## Zoning Ordinance Review Meeting

April 12th, 2023  
9:00 A.M.

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

**ABSENT:** Barbara Luberta and Ross Maser

**PUBLIC IN ATTENDANCE:** Jeff Czymbor, Amanda Derocher, Aurette Gates, Adam and Lisa Gill, Erika and Mark Johnson, Jim Herzog, Michael Oxley and Derek Porrit

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

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

**APPROVAL of MINUTES:** Motion made by Tremble to approve the minutes of the March 27th, 2023 Planning Commission meeting. Motion supported by Wilson. Voice vote. All Ayes. No Nays. Two Absent. Minutes approved.

**Chairman Jesse Young** noting that there was a quorum (3 board members present - 2 absent) that the meeting could proceed. Then reviewed the rules for public comment - two minutes per person or group.

**PUBLIC COMMENT:** Derek Porrit (Green Drive) commenting on the debated blight ordinance, that there was available state funds for blight control/cleanup (\$200,000/county?).

**BOARD COMMENT:** Patricia Tremble commented on the mind-boggling amount of handouts to be read since the last meeting (less than two weeks ago). Clerk Oxley added that he hand passed out the draft Solar Farms (Commercial) ordinance to the board members, yet another document for the board to digest.

**Mark and Erika Johnson - Dog Kennels (611 Sout M-65):** Mark/Ericka Johnson spoke about their county application for a dog kennel license application. That they had been running their business (dog breeding) for 5 -6 years now, presenting photographs of their operation, as well as survey of their property at 611, S M-65, Twining. Oxley pointed out that under chapter 5.6.2 of the township zoning ordinance (Agricultural/Residential property class) that Dog Kennels was already a permitted use. Tremble asked what type of dog breeds, and how many. Also did their plans include boarding other dogs, (No, their plans is just for breeding and selling their dogs). The Johnsons had come before the PC board to request approval/signature on the county form so Catherine Lemunyon from Animal Control could come and inspect their facility. Zoning Administrator Art Gallop asked if they were plans on expanding the current 9 kennels, and that if so they would have to come back to the township for further approval. The planning commission agreed that since they were in operation and that the zoning ordinance allowed for kenning in agricultural properties, that the township would sign the form so the Johnson's facility could be inspected (and licensed by the county).

### **SOLAR FARMS:**

Oxley reported on the Solar Farms handout (draft police power ordinance), pointing out much of it came from a Consumers Energy checklist. Commenting on how thorough it was, covering construction of a solar farm as well as observance state/federal guidelines, operation, lighting, fire safety, the life of a solar farm and decommissioning. The board agreed by motion to table any discussion so board members could go over it. One thing the draft did not cover, among other things, was where and how many farms would be allowed in the township. Motion made by Wilson to table discussion until a future meeting. Motion supported by Tremble. Voice Vote: Three Yays. No Nays. Two Absent. Motion approved.

**TOWNSHIP BLIGHT ORDINANCE:** Young asked the board members if everyone had read Township Ordinance #17 (blight control). There was discussion that the \$500 fine for non-compliance was excessive, but it was decided that the a large fine would make residents respond to blight complaints, as

compared to a fine which could just be ignored. Further discussion on the topic of junk vehicles ensued as Oxley/Hezog mentioned Ross Masers observation and some vehicles are collectible, or awaiting repair, cannot be insured (or afford to be insured) in order to meet the 'must be tagged' designations in the ordinance. Tremble suggested incorporation sections of Whitney Townships Blight Control ordinance.

The board then discussed the enforcement of a blight ordinance, after which a motion was made to recommend to the Township Board that Township Ordinance #17 (dated March 16, 1992) be enforced as written. All Ayes. No Nays. Two Absent. Motion approved.

**TOWNSHIP ORDINANCE REVIEW:** The zoning ordinance review continued with Chapter 6 Parking lot. Donna Wilson pointed out a few grammatical/syntax errors. Oxley asked for clarification of section 6.7.6 - the 10 foot driveway setback from a property line. Did this apply to all driveways or just parking lot driveways. Amanda Derocher asked for 'short term rentals' to be made clear in the ordinance. Tremble stated that people in private homes rent out rooms all the time, so when is STR commercial and that perhaps STR's should be a special use (or should the township board decide?). Derocher commented that unregulated rentals preclude affordable housing to which Tremble agreed that the township needs more affordable housing but people want rentals on the water, properties owned by residents, not the township. More discussion followed with a comment by Jeff Czymbor that commercial rentals would be taxes at a higher rate, more income for the township.

**NEXT MEETING DATE:**

Board members are requested to review Chapters 8 and 9 for the next meeting. It was decided to meet next on Monday, April 24th, 2023 at 9:00 am.

**BOARD COMMENT:**

Young called on Art Gallop who reported that he had been driving around the township with respect to blight enforcement, making some notes, and wondered if in the future, the ordinance might require fences to hide a residents junk. Tremble stated that between her and Donna Wilson, they would work on language to define short term rentals for the ordinance.

**PUBLIC COMMENT:**

Oxley asked Mark Johnson about all the cars on his property. Johnson replied that he is a hobby-restorer and much of the cars are awaiting the price of metal to go back up - then he recycles the lot of cars also that he would consider a fence to block the view.

Auretta Gates (Swenson road) stated that much of the blight is in agricultural areas like hers, so why focus on lakeshore residential. Young replied that blight is blight no matter what the location.

Derek Porrit referring to Corbys place on Green Drive north of his residence - that there should be priority on enforcement.

Amanda Derocher asked about a timeline for enforcement, how much time are you giving residents to clean up, pointing out that vehicles take time to get rid of, not everyone has the ability to move a vehicle. Art Gallop reported on Dewalds property on Santiago (double wide site) and that the person had been in two bad accidents, but are working with him. Comparing that parcel to the Lutze locations on Manor road, the owner was pressed to clean up the collapsed trailer home (Pickney), and the homestead with the tree growing through the roof (down the street).

Jeff Czymbor pointed out that there is a timeline defined in the Civil Infraction ordinance.

**ADJOURNMENT:**

TIME – 11:20. 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 \_\_\_\_\_