

Laketon Township Planning Commission
June 14, 2023 Regular Meeting & Public Hearing Minutes

CALL TO ORDER: Vice Chairperson June Earhart called the meeting to order at 6:04 pm

ROLL CALL:

- Present: Paul Hoppa, Suzanne Hayes, Chris Simpson, Dave Mieras and June Earhart.
- Absent: Bob Marine and Eric Anderson, w/notice.
- Also present: Zoning Administrator Heidi Tice, Recording Secretary Veronica West

APPROVAL OF AGENDA: Suzanne Hayes moved to approve the agenda as presented. Paul Hoppa supported the motion and the motion carried by voice vote.

APPROVAL OF MINUTES: Dave Mieras moved to approve the minutes of 5/10/2023 as presented. Chris Simpson supported the motion. The motion carried by voice vote.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY: **NONE**

PUBLIC HEARING:

- The public hearing began with Planning Commission Secretary Dave Mieras reading the public hearing notice aloud. The public hearing notice was published on Sunday May 28, 2023 in the Muskegon Chronicle.
- Paul Hoppa moved to open the public hearing. Chris Simpson supported the motion. The motion carried by voice vote and the public hearing opened at 6:12 pm.
- There was no public present for comments and the PC moved into staff review. ZA H. Tice gave a brief review of the process of developing this ordinance and the reason for it – as solar is a quickly moving technology that we do not currently have any regulations/requirements for – which could leave the township and its residents open to an “anything goes” situation. Therefore, this language has been developed by looking at other ordinances from area municipalities and with input from the Township Attorney D. Bossenbroek, ZA H. Tice and the Planning Commission. ZA H. Tice also noted, while she did not get any specific inquiries regarding the proposed ordinance language or public hearing, she did recently receive an email from Consumers Energy inquiring if Laketon Township had received any proposals or inquiries from companies looking to put in utility scale solar collectors in Laketon Township. There have not been any inquiries or proposals for utility scale solar collectors received to date.
- Dave Mieras moved to close the public portion of the public hearing. Suzanne Hayes supported the motion. A roll call vote was requested by Vice-Chairperson June Earhart. Voting in favor of the motion: Chris Simpson, Dave Mieras, June Earhart, Paul Hoppa and Suzanne Hayes. Voting in opposition to the motion: None. Motion Carried at 6:14 pm.
- PC Deliberations: ZA H. Tice did point out that there is language in RED in the proposed documents, only because the language had to be formatted to fit into the existing Chapter 17, Special Land Uses – but the verbiage is the same. Dave Mieras moved to recommend adoption of the proposed Solar Ordinance language amendment to the Zoning Ordinance. Paul Hoppa supported the motion. A roll call vote was taken. Voting in favor of the motion: Suzanne Hayes, Dave Mieras, Chris Simpson, Paul Hoppa and June Earhart. Voting in favor of the motion: None. The motion carried.

CORRESPONDENCE:

- **Monthly Permit Report:** ZA H. Tice commented on the increasing permit activity, noting 5 new dwelling units this month, with 4 being issued in one week. She also commented on attending a court hearing this morning on a civil infraction ticket issued to 1137 Piper Ave regarding temporary structures and blight. The court dismissed the citation portion for the temporary structures as it is only a definition in the ordinance without regulations and it also dismissed the blight portion as the ticket was a joint ticket issued by ZA H. Tice and not the Ordinance Enforcement Officer J Ream and the court would not let ZA H. Tice represent the township on that portion of the ticket. The township attorney and OEO J Ream are working with the property owner to gain compliance with the Anti-Blight Ordinance. ZA H. Tice also stated the township attorney is looking into what regulations could potentially be adopted as amendments to the Zoning Ordinance about the temporary structures and a few other items that are only definitions without specific regulatory requirements within the zoning ordinance. Also note: the new Snug Harbor Trading Post (in the building formerly known as Snug Harbor Outfitters) has received all their final inspections and are open for business. The home remodel project on the corner of Witham and Dykstra, that received a

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re-zoning approval last year, is still ongoing, having received a 6-month extension on their building permit – although not much progress is being seen visually. The new electronic sign approved for the VFW on the other corner of Witham and Dykstra Rd was sent a violation letter due to scrolling text on the sign – which is prohibited by the zoning ordinance and was a condition of the approval to which the VFW reps were aware of and agreed to.

- **Letter to State Building Code Officials** – ZA H. Tice presented a revised letter, based on comments received last month, to the members regarding their request that the state building code officials consider making changes to the building code to require a pool barrier (fence) even when a code approved type of cover is also used. She noted the Building Inspector has appropriate code department heads to send this letter to. She asked everyone to review the letter and let her know by email if they are OK with her sending it out.

NEW BUSINESS: **NONE**

UNFINISHED BUSINESS:

- **Park & Rec Plan – Inventory Questionnaire:** ZA H. Tice provided an extensive list of sports venues, recreational activities, and other sports and/or venue types, from the State’s website to inventory what exists within the Laketon Township boundaries. This list was reviewed line by line, noting what is or is not available within the township and by whom (State Park, County Park, Township Park or independent groups or organizations). ZA H. Tice will research the options noted further for dimensions, amenities, and past event history as the listing requests for inclusion in the plan documents.

PUBLIC COMMENTS: **NONE – no public present**

BOARD REPORTS:

- **Board of Trustees – Eric Anderson** – No report.
- **Zoning Board of Appeals – Suzanne Hayes** - No activity to report.

ADJOURNMENT:

- Dave Mieras moved to adjourn. Chris Simpson supported the motion. The motion carried and the adjournment occurred at 6:57 pm.

Respectfully Submitted:

Veronica West
Recording Secretary