

Sumpter Township  
Planning Commission Meeting  
Thursday, December 13, 2018, 7:00 p.m.  
23480 Sumpter Rd., Belleville, MI 48111  
Minutes

Meeting called to order by Chairperson Stalmack at 7:00 p.m. Showing present: Clark, Stalmack, Oddy, Pokerwinski, Sherwood, Belinski, Borden and Cichewicz. Also showing present: Planner Atkin, Clerk Hurst and 2 residents.

**3. Minutes:**

- A. Motion by Oddy, supported by Borden to approve the Special Planning Commission Minutes of August 21, 2018 with corrections. Motion carried.

**4. New Business:**

**A. Draft Master Plan**

Planning Atkin stated all the tables have been updated and the maps for the future land use and zoning have mostly been updated. Commissioner Belinski requested the maps sent to the Planning Commission be printed in color. Planner Atkin stated on pg. 54 of the *Sumpter Township Master Plan Draft* the biggest changes were on the east side of the Industrial zoning which extending over to Lohr Road. He explained this was just a wish list or vision for Sumpter Township and by no means does it take the place of the current zoning for this area. Residents in this area aren't being rezoned they are still free to make improvements or build according to current zoning ordinances. Just east of Lohr Rd. from Bemis Rd. to Judd Rd. has been designated more towards high density (Suburban Residential). The Suburban Residential land use category coincides with the R-2, Single-Family Residential and RM, two-family and multiple family residential zoning districts. Everything in the surrounding area is R-1 or RF and to the south is Agriculture. The south east corner of the Township has been designated as Parks & Recreation from Oakville-Waltz to Clark and roughly two-thirds (2/3) of the way north of Arkona Road. Manufactured Homes have been designated to R-1 and RF. North of Willis Road to Bemis Road has been delegated as Local Commercial or General Commercial; most of the main intersections are local commercial as they already are. The biggest difference from 2018 future land use to the former map is it now shows the parcels, where the former map only had sections categorized. By only having the sections categorized on the map it made it difficult to locate a parcel on the map. On page 32 of the *Sumpter Township Master Plan Draft* is the current existing land use map. Planner Atkin made as many rezoning updates to the existing map, along with any lot divisions or lot combinations. Planner Atkin said there are quite a few years of information to sort through and will continue to update. The text is from Census and SEMCOG data and text within the Master Plan referring to "Map X" or "Figure X" will be fixed before the public hearing. Planner Atkin asked the Commission if they had anything to add or seen any grammatical errors. Commissioner Belinski asked Planner Atkin why on page 6 of the *Sumpter Township Master Plan Draft* it stated the township bordered seven (7) townships when Sumpter Township only borders four (4). Planner Atkin explained the three (3) other communities are adjacent to the Township not necessarily bordering the township but will change to reflect the four (4) communities only. Commissioner Oddy noticed that some of the statistics are showing data from 2015 and was wondering if there is more up to date information available. Planner Atkin explained that the data comes from the Census which is done every ten years then SEMCOG does estimation

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updates on those statistics every few years. There are few companies out there that do studies but to contract them out would be costly. Commissioner Oddy asked that the Master Plan tables and charts have the most recent estimated data information from SEMCOG. Commissioner Borden stated on page 14 of the *Sumpter Township Master Plan Draft* that the Single Family Residential Development chart is showing Sumpter Township to still be in the recession for homes being built. Planner Atkin stated that being in the building department for the past year he has seen an increase in permits being pulled to build. Commissioner Oddy stressed his option for having the most recent data charts added to the Master Plan to show the recent growth in the community. Commissioner Oddy pointed out on page 22 of the *Sumpter Township Master Plan Draft* needs to have the second satellite fire station location added. Commissioner Oddy stated the Parks & Recreation Master Plan was recently updated so the date needs to be changed from 2010 to 2017. He also asked the Planner to check the speed limits on page 31 of the Master Plan to make sure those are accurate. Planner Atkin was able to pull up the 2018 SEMCOG data for 2018 on Single Family Residential and the data said there was nine (9) Single Family Residential and five (5) were demos. The SEMCOG data for 2017 is showing twelve (12) Single Family Residential and five (5) were demos. Planner Atkin said he can do a search through the BS&A building system to see if he could get a more accurate figure of permits pulled for current years. Commissioner Oddy suggested that Planner Atkin make the necessary changes and they review again in January of 2019. Commissioner Oddy stated he would like to see a more detailed map of the Sumpter and Planner Atkin explained he might be able to do so by blowing up sections of the map.

Motion by Oddy, supported by Cichewicz to review the updated Master Plan suggestion and changes made in January of 2019. Motion carried.

**B. Amendment to the current slaughterhouse zoning ordinance**

Motion by Clark to TABLE the item. Commissioner Clark explained his reason was because since this is the first slaughterhouse in the Township we don't know if these regulations will help or hinder the operation. Planner Atkin explained to Commissioner Clark that this wasn't a public hearing nor was there a vote tonight. Planner Atkin stated the handout was an example of amendments for slaughterhouse and was just a starting point for discussion. Since the agenda stated amendment there was some confusion.

Motion by Clark, supported by Sherwood to gather more information. Motion carried.

Planner Atkin asked Commissioner Clark what type of additional information he is looking for him to gather. Commissioner Clark explained people will come in to complain about items in regards to the Slaughterhouse. We should see what type of comments we get and move forward once we know more.

**C. Amendment and clarification language for accessory structures**

Planner Atkin started off by saying the last four (4) or five (5) Zoning Board of Appeals meeting Sumpter Township has had this year dealt with accessory structure variances. Planner Atkin

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explained the current ordinance states an accessory structure on three (3) acres or less can't exceed the gross floor area of the existing principal structure. Planner Atkin explained the criteria for the gross floor area a parcel can build a structure is based on a sliding scale. On page 2 subsection A of the *Proposed Amendments for Accessory Structure*, Planner Atkin stated he threw in one (1) as a starting point. If we go more than one (1) acre less than three (3) then the scale will need to be adjusted so we have that cut off point. The clarification language added was because on more than one occasion residents have misunderstood that gross floor area to include their attached garage. Commissioner Oddy pointed out that this is the third time the Planning Commission is reviewing this ordinance. Commissioner Oddy stated when they originally putting together this ordinance the Planning Commission looked at surrounding communities' ordinances and Sumpter Township decided to go larger. Then when the increase in Zoning Board of Appeals meeting occurred the ordinance was increase to accommodate. Commissioner Oddy expressed his concern on increasing the size allowable on a smaller lot due to the fact that rain water didn't have anywhere to drain except in the neighbor's yard. Commissioner Oddy and Chairperson Stalmack discussed on current Zoning Board of Appeals educating the Commission and not following the path of because we allowed one we grant the rest of the street the variance. Commissioner Oddy believes the Commission needs to rely on Planner Atkin expertise when it comes to the smaller lots sizes variances. Planner Atkin proposed that parcels three (3) acres or less with an attached garage use the total gross floor area, including garage. In the event that there isn't an attached garage give them credit for a twenty-four by twenty-four (24 x 24) accessory building to be included in their gross floor area. Commissioner Oddy stated he liked that idea because it meant fewer appeals to the zoning commission. Planner Atkin proposed the total foot print of the primary structure including the garage; if no attached garage giving them "credit" to calculate a garage not to exceed twenty-four by twenty-four (24 x 24). Commissioner Oddy asked Planner Atkin if they could require a rain guard or some type of drainage control, so flooding doesn't occur in the neighbor's yard. Commissioner Oddy asked about the height restriction in the ordinance, he stated many residents seem to want a higher pitch than their primary structure. Commissioner Oddy circled back to the square foot combined gross floor area to see how they could circumvent this reoccurrence with variance request. Commissioner Oddy suggested maybe increasing the maximum combined gross floor area on parcels one (1) acre or less since the community didn't have many of those sizes parcels. Commissioner Oddy asked Planner Atkin what is the most common size structure and parcel has the Zoning Board of Appeals been seeing for accessory structures. Planner Atkin and Commissioner Oddy talked about making it 125% higher percentage than the gross floor area but wasn't sure what it will to the setbacks. Chairperson Stalmack and Commissioner Oddy talked about how the Zoning Board of Appeals has really only seen residents with three (3) acres or less coming in for variances, so the setbacks should be reviewed for those parcels sizes. Commissioner Oddy suggested instead of increasing the setbacks to change the building size square footage. His suggestion was increasing from 1,600 sq. ft. to 1,800 sq. ft. keeping the 15 ft. setback, 1,601 sq. ft. to 1,801 sq. ft. and bumping it from 2,200 sq. ft. to 2,500 sq. ft. with the 15 ft. minimum setback. Increasing the next tier from 2,201 sq. ft. to 2,501 sq. ft. and up

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to 3,000 sq. ft. to 3,300 sq. ft. with a 20 ft. minimum setback. The last tier increased from 3,301 sq. ft. to 3,301 sq. ft. and keeping the same minimum setback. Planner Atkin stated this would eliminate the suggestion of total gross square foot print being used to calculate on the maximum floor area that is allowed to be built. Commissioner Oddy stated that no the total foot print would still be multiplied by 125% with attached garage sq. ft. counted but would have to meet the setback requirements. Commissioner Borden wanted to know why there wasn't something in the ordinance stating residents couldn't build an accessory building larger than the primary structure. Commissioner Oddy explained the ordinance current states this but residents are coming to the Zoning Board of Appeals to build larger accessory structures. Commissioner Oddy explained even using a 125 percentage it still really didn't improve the square footage those residents would be able to build. Commissioner Oddy suggested that we disregard using a percentage and increase the maximum allowable gross floor area. Planner Atkin recapped on page one (1) subsection four (4) of the *Proposed Amendments for Accessory Structures* the maximum size for a parcel size of 0.5 acres or less be increased from 1,000 sq. ft. to 1,200 sq. ft. then 0.51 acres to 1 acre increased from 1,600 sq. ft. to 1,800 sq. ft. and finally 1.01 acres to 3 acres increased from 2,200 sq. ft. to 2,500 sq. ft. Commissioner Oddy stated we should remove not to exceed the principal structure because by putting this regulation in the ordinance we are creating the same situation as before. Commissioner Cichewicz suggested that we change the height requires from sixteen (16) feet to eighteen (18) to accommodate those residents looking to use the accessory building between the size of 801 sq. ft. to 1,200 sq. ft. Planner Atkin then stated subsection (a) on page 2 would then be wiped out completely. Commissioner Oddy responded by saying yes. Planner Atkin then asked the Commission about section five (5) subsection (c) on whether this subsection will still necessary since the maximum building heights have been adjusted.

Motion by Oddy, supported by Clark to direct Planner Atkin to make the necessary changes as proposed for a final revision for the January meeting. Motion carried.

**D. Ordinance for yard waste**

Planner Atkin stated that article seven (7) *Proposed Amendments for Environmental Protection and Design Provisions* talked about yard clippings being deposited into the roadway, drains and public right-a-way. Planner Atkin explained this is an amendment to that ordinance and recommend that this be added into the general ordinance. He feels by added it into the general ordinance it could be enforced more than if it just was in zoning. Also in the amendment is a new subsection which will help with the enforcement of dumping in drains or right-a-ways similar to Wayne County. This ordinance would prohibit any dumping in drains or right-a-ways maintained by Sumpter Township and would be subject to any violations or penalties. Commissioner Oddy explained to the Commission members that a resident has come to the Board members asking why the Township didn't have this type of ordinance in place for the safe of motorcycle riders. Commissioner Oddy asked if mulch could be added to section (1) yard clippings and under section (2) (a) subsections (1) add the language of upon public roadway.

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Motion by Oddy, supported Belinski to add the term mulch to section (1) of yard clippings, section (2) (a) to add the language of public roadways as a place to dump and recommend making this a general law ordinance. Motion carried.

**7. Open Floor:** Chairperson Stalmack mentioned the meeting dates for next year. Commissioner Oddy told the Commission he is working with Carlisle Wortman on getting a training session in the first quarter of next year.

**8. Adjournment:** Motion by Belinski, supported by Sherwood to adjourn at 8:40 p.m. Motion carried.

Minutes prepared by,  
Dawn Hadyaniak  
Deputy Clerk  
Sumpter Township