

Sumpter Township
Planning Commission Meeting
Thursday, February 14, 2019, 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, Deputy Clerk Hadyniak and 4 residents.

3. Minutes:

- A. Motion by Oddy, supported by Cichewicz to approve the Planning Commission Minutes of January 10, 2019. Motion carried.

4. Public Hearing:

Motion by Oddy, supported by Borden to open the public hearing at 7:01 pm. Motion carried.

A. Proposed amendment to section 5.3: Accessory buildings, structures and uses of the Township Zoning Ordinance.

Planner Atkin was asked to give a highlighted review of the sections within the ordinance that had been changed. Planner Atkin explained there was an increase in the maximum combined gross floor area of two hundred (200) for each parcel size up to the three (3) yards. In section five (5) on page two (2) the revisions to the table were made to increase the building size and the maximum building height was increase from sixteen (16) to eighteen (18). On page two (2) section four (4) (A) was removed which pertaining to lots or parcels three (3) acres or less shall not exceed building a detached accessory building larger than gross floor area of the existing principal. Planner Atkin stated a diagram to measure the building height was added. Chairperson Stalmack asked if there had been any setback changes to the ordinance, which Planner Atkin said no.

Motion by Oddy, supported by Clark to close the public hearing at 7:04 pm. Motion carried.

Motion by Sherwood, supported by Belinski to send the proposed amendment of section 5.3: Accessory buildings, structures and uses of the Township Zoning ordinance to the Board. Motion carried.

Motion by Oddy, supported by Borden to open the public hearing at 7:05 pm. Motion carried.

B. Proposed amendment to section 2.2: Definitions of the Township Zoning Ordinance to add yard waste.

Planner Atkin told the Commission yard clippings and any sort of environmental debris being pushed out into the roadway. Then he went on explained that the Yard Clipping section now included the landscaping mulch added to the definition.

Motion by Oddy, supported by Pokerwinski to close the public hearing at 7:06 pm. Motion carried.

Motion by Oddy, supported by Cichewicz to send item B- the proposed amendment of section 2.2: Definition of the Township Zoning Ordinance to add Yard Waste to the Board. Motion carried.

Motion by Oddy, supported by Belinski to open the public hearing at 7:07 pm. Motion carried.

Sumpter Township
Planning Commission Meeting
Thursday, February 14, 2019, 7:00 p.m.
23480 Sumpter Rd., Belleville, MI 48111
Minutes

C. Proposed amendment to Article 7: Environmental Protection and Design Provisions of the Township Zoning Ordinance to add section 7.13: Environment, drains, and public and private right-a-ways.

Planner Atkin explained he didn't notice this was two different public hearing because he explained the changes in the last hearing. Commissioner Oddy explained this was the "meat and potatoes" of the ordinance. Commissioner Oddy wanted to know if they need to assign fees to the ordinance. Planner Atkin explained under the ordinance in section three (3) it states *a person who violates subsection (a) or (b) of this section may be subject to the violations and penalties as described in Section 3.9.* Planner Atkin stated according to the ordinance that a warning will be given first then followed by a ticket.

Motion by Oddy, supported by Belinski to close the public hearing at 7:09 pm. Motion carried.

Motion by Oddy, supported by Belinski to send the proposed amendment of Article 7: Environmental protection and design provisions of the Township Zoning Ordinance to add section 7.13: environment, drains, and public and private right-a-ways to the Township Board for consideration. Motion carried.

5. Unfinished Business:

A. Master Plan:

Planner Atkin told the Commission ninety-five (95%) percent of the Master Plan is finished but didn't have access to a color copier today. He will have a completed full blown copy for all of the members at the March 14th meeting. Then Planner Atkin went on explaining the process of sending it out to surrounding communities for the sixty-three (63) day review. Commissioner Oddy asked if they should schedule the public hearing. Planner Atkin stated they could schedule the hearing but if any changes need to be made to the Master Plan then they would postpone the public hearing. Commissioner Oddy asked if they have to have the sixty-three (63) day review before the public hearing, which Planner Atkin replied no.

Motion by Borden, supported by Oddy to set a public hearing for the Master Plan at March 14th meeting. Motion carried.

6. Open Floor: Planner Atkin reminded the Commission of the training session on Thursday, February 28th. Since a majority of the members from Planning and Zoning will be attending we can now send out the invitation to the surrounding communities. Planner Atkin explained the session will be roughly two (2) hours long going over the planning and zoning responsibilities, basic rules, how meeting should be conducted, site plans, variances and things to help get through a meeting. Commissioner Oddy asked if they would go over the best practices with residents at the session too.

7. Adjournment: Motion by Belinski, supported by Clark to adjourn at 7:19 p.m. Motion carried.

Sumpter Township
Planning Commission Meeting
Thursday, February 14, 2019, 7:00 p.m.
23480 Sumpter Rd., Belleville, MI 48111
Minutes

Minutes prepared by,
Dawn Hadyniak
Deputy Clerk
Sumpter Township