

Special meeting of the Lee Township Planning Commission  
Wednesday, September 12, 2018 9:00 a.m.  
Lee Township Hall

Present: Mari Spraul, Bill Stewart, Rick Payne, Doris French. Excused: Mike Spitnale. Guests: Tim Smith and Rodney Nanney.

The meeting was called to order at 9:02 a.m.

Agenda: Motion to approve the agenda made by Doris and seconded by Rick. Motion passed.

Minutes: Motion to accept the minutes made by Rick and seconded by Mari. Motion passed.

No correspondence.

Wireless Communication: Mari gave out copies of the Wireless Communication proposed ordinance presented by Rodney. There was much discussion about 5G, public access, right of way, uniform building codes, minimum 100% setback and maximum height. Under section 9 (Tax-related information) a copy of the lease is required by the assessor.

It was suggested the Supervisor be designated as zoning administrator for legal issues by a Board resolution. He can designate someone. Rodney could act as zoning administrator in an advisory capacity at a cost. Code enforcement officer is official representative in court. Next step is the public hearing. A motion to cancel the Oct 2<sup>nd</sup> meeting and move it to the 16<sup>th</sup> as the public hearing was made by Rick and seconded by Mari. Motion passed 3-1.

A motion for November 20 and December 18 as the meetings for the rest of the year was made by Rick and seconded by Mari. Motion passed 3-1. Talk about next year's calendar in December.

The parcels at M-20 and 7 Mile, the owner wants to change the designation to commercial. She must apply to do that through the commission. Board or Review changed it to residential/ag so she must have public hearing to change it back to commercial.

Tiny Houses: We will discuss what we want in the policy and tailor it for our needs for this and RV. If on foundation use building code. If on wheels, and under 200 sq. ft. use RV ordinance. If skirted, etc. may be covered under mobile home ordinance. Can make policy to have all new building hook up to city water. Can also have policy for no new wells.

RV Ordinance: The current RV ordinance has never been approved by the Board. It is actually policy not ordinance. We will put it in ordinance form, have a public meeting if necessary and submit it to the Board. To be considered RV it must be moveable. If it isn't listed in the zoning ordinance, it is prohibited. No grandfathering. If not listed in township or county ordinance, it is not grandfathered. Time limit for RV is 6 months. They can apply for additional time.

Short Term rentals: May be problems in the future with the rental of river property. If it is not in the ordinance, it is prohibited. Different than having people stay in a bedroom overnight. Also different than bed and breakfast where you provide a room and a meal. Have stipulations, like must live in house, included in the ordinance. What do we want & put it in the ordinance.

We can have Rodney evaluate these issues and put them in the report. We can use it to determine what we need.

Discussed costs of special use permit or site plan. Should charge enough to cover all expenses which is not being done at this time. Ask the clerk for the cost of the kennel plan. Use that for a base for what we charge for the applications.

Have a different fee for the ones that can be handled at the regular meetings without public hearings. Make it clear what is required. At the public hearings make it clear what is approved. Cost was lowered for home occupations.

Have rules for size, people that visit per week, etc. Examples are home office or home salon or auto repair. It's different than cottage industry. Some home occupations can grow into cottage industry. Rules change. Zoning changes. Must have permit.

Illegal use of property fall under the zoning and code enforcement officer. Commercial and a.g. building need a zoning permit.

Site plan review application: We will look at the changes and vote on them. One thing Mari wants to include is the owner authorization for the application. Home occupation and cottage industry may not need a survey under residential/ag. A motion to approve the site plan review application with the changes was made by Rick and seconded by Bill. Motion passed.

A motion to approve Supervisor as designated zoning administrator was made by Rick and seconded by Bill. Motion passed.

We will research food trucks and licenses for next month.

A motion to adjourn was made by Bill and seconded by Mari. Motion passed and the meeting adjourned at 11:15 a.m.

Respectfully submitted,

Doris French  
Planning Commission Secretary