

**MINUTES OF THE MEETING OF THE LEE TOWNSHIP
PLANNING COMMISSION, WHICH TOOK PLACE ON TUESDAY, OCTOBER 4, 2005,
LEE TOWNSHIP HALL, MIDLAND, MICHIGAN**

PRESENT: Commissioners – Carol Alexander, Toney Kerns, Darla Rippee, Dale Wolfgang, and Tom York

ABSENT: None

OTHERS PRESENT: Tim Smith, Township Enforcement Officer, and Dan Coe (Clerk, Ron Rippee, was present for the last few minutes of the meeting)

The meeting was called to order at 7:03 p.m. by Chair Tom York.

It was moved by Dale Wolfgang, seconded by Darla Rippee, that the minutes of the special meeting of September 7 be approved. Motion carried. It was moved by Darla Rippee, seconded by Dale Wolfgang, that the minutes of the special meetings of September 22, 26, and 28, be approved. Motion carried. It was moved by Dale Wolfgang, seconded by Darla Rippee, to approve the minutes of the regular meeting of September 6, as written. Motion carried.

CORRESPONDENCE: There was no correspondence.

PUBLIC COMMENTS: There were no public comments.

TOPIC OF DISCUSSION: The draft of a sign ordinance that had been distributed to the Planning Commission at a previous meeting, was discussed. Tom said he had spoken with the new Building Official at the Township Code Authority, Jerry Davis, and he had indicated they would inspect new signs in Lee Township once the new Zoning Ordinance is in place. Permits will be obtained from and fees paid to the Code Authority, and it was determined that fees should cover the cost of the required inspection. Review of the ordinance was completed, with some additions and changes. A “clean copy” will be provided to the Commission for its joint meeting with the Board on October 12.

REPORT OF THE ENFORCEMENT OFFICER:

Tim Smith responded to a letter to the Planning Commission from Jessica Young of 1037 West Isabella Road with regard to the property at 1029 West Isabella Road. Her letter said that she had spoken with Dave Yost and Tim Smith numerous times about the junkyard at 1029, and nothing had been done about it. Tim said that, in fact, the situation had been in court in June of 2004 and in May of 2005. The Judge ordered a fine of \$250 on each of those occasions. The property was subsequently cleaned up, and remains clean to the present time. He said there is a small amount of junk on the west side of the Shook property, which abuts 1029, and Mr. Shook has assured him it will be taken care of when his building project is completed.

Tim said the Judge set a hearing for Mitchell Clapper, the owner of property at 1399 West Gordonville Road with regard to the cleanup of that property.

Tim told the Commission that he had spoken with the Building Official about the two most recent “home occupations” in the Township, and was advised that the buildings

must be constructed under Building Code regulations for commercial buildings. He (the Building Official) will work with the Shooks and Mr. Maloney to accomplish this.

Tim advised that another court decision was handed down for the Township to clean up 83 and 106 South Eight Mile Road. The Fredericksons were issued a fine of \$12,000. The Township Board has voted on this matter three times, but until someone from the Board calls a contractor and gets a bid for cleaning it up, it will not get done. Concern was expressed that the Judge may find the Township in contempt of court if his order is not followed.

Carol brought to Tim's attention the sign situation on the Central Michigan Improvements property on M-20. They have installed a large new freestanding sign at the front of the property, and there is a large wall sign on the front wall of the building and one on the west side of the building, as well as two small signs in the front yard. The current sign regulations permit a commercial business to have a maximum of two signs. One sign may be no more than 80 square feet in area, and two signs no more than 100 square feet in total area.

It was also noted that Central Michigan Improvements did not get site plan approval, as required by the Zoning Ordinance, nor did Landmark Landscaping (formerly Riggie's) on M-20 near Castor Road. They appear to have a retail sales business at the location, as well as landscaping and snow removal.

Darla asked that Special Use Permits and Home Occupations be added to the agenda of the next regular Planning Commission for discussion. Carol said she will provide a list of proposed requirements for home occupations, including permitted uses and prohibited uses.

Dale said another thing the Commission should look at is "readopting" our Master Plan so it remains current. Mike Glynn will be asked to contact the MTA and find out the procedures for that action, and to find out if there is any way to change regulations so Special Use Permits and Zoning Variances do not go with the property, but are granted to the current owner and become void if and when that owner sells or moves from the property.

Ron Rippee advised that "The Township Board is moving again toward a new Township Hall."

There was no further business, and the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Carol Alexander
Secretary