

**MINUTES OF THE MEETING OF THE LEE TOWNSHIP  
PLANNING COMMISSION, WHICH TOOK PLACE ON TUESDAY,  
DECEMBER 1, 2009, 7:00 P.M., LEE TOWNSHIP HALL, MIDLAND, MICHIGAN**

**PRESENT: Planning Commissioners** – Carol Alexander, Lee Thompson, Dale Wolfgang, and Tom York

**ABSENT:** None

**OTHERS PRESENT:** Linda Kellogg, Township Trustee; Alex Drost; Cindy Davidson; Laura Dawson' Ron Rippee, Township Clerk; Bill Stewart, Township Treasurer, and his daughter

The meeting was called to order by Vice Chair, Dale Wolfgang.

It was moved by Lee Thompson, seconded by Tom York, that the minutes of the regular meeting of November 3, be approved as presented. Motion carried.

**CORRESPONDENCE:** There was none.

Alex Trost presented an application for a Special Use Permit for a "Recreational Entertainment Facility – Paintball Play Field" on property at 747 West Gordonville Road, property currently owned by Rick Limmer. He was advised that there is no provision in the Zoning Ordinance for such a use in a Residential-Farming zoning district. The only special uses permitted by Section 9.2 of the Zoning Ordinance are two-family dwellings, storage buildings on parcels containing ten acres or more, and Home Occupations, when approved by the Planning Commission. It was explained to him that with the Ordinance written the way it is, his only options would be a Zoning Text Amendment or a rezoning of the property. Dale and Tom pointed out that rezoning the parcel would be spot zoning, which is not good planning.

Mr. Trost said he has a land contract on the property, contingent on a Special Use Permit from the Township. Everything is ready to go, and he hopes to have the paintball field open for business in April, 2010. He said he would like to begin site work as soon as possible, as there is much to be done to prepare for opening.

After discussion, it was moved by Lee Thompson, seconded by Tom York, to amend Section 9.2 of the Zoning Ordinance to allow additional special uses. Motion carried.

Dale said he would contact Cindy Winland for advice on wording of the language that would be appropriate for such a Zoning Text Amendment. As soon as the language has been developed, a public hearing will be scheduled before the Planning Commission for consideration of a Zoning Text Amendment to Section 9.2, as it pertains to permitted special uses in Residential-Farming zoning districts.

**PUBLIC COMMENTS:** There were none.

**TOPICS OF DISCUSSION:**

**Planning Commission Ordinance:** Tom said the Township Board has not yet taken action on this document.

**Lee Township Master Plan Notice of Intent and Questionnaire:** Bill Stewart indicated there are 2,000 parcels of property in Lee Township.

Lee Thompson said that when these documents are sent to the Board, before they are mailed out, they should be numbered to prevent more than one copy being submitted from a single property. It was moved by Lee Thompson, seconded by Tom York, that these documents be sent to the Township Board for action. Motion carried.

**OTHER BUSINESS:** Carol commented that, prior to the Planning Commission meeting in November, she had been advised by Supervisor Mike Glynn that he did not intend to nominate her for reappointment to the Planning Commission. She said she responded to Mike that she was not surprised, as she had been told by several people already of Mike's intent. She also said that Mike told her as the current Planning Commissioner's terms expire, it is his plan to appoint new people to Commission. He indicated there were three people who had voiced an interest in serving on the Planning Commission, and she said she asked him if any of them had a background in Planning. He acknowledged that none of them did have. When she asked him how he figured they would be an asset to the Planning Commission, he did not have a response. Carol told the Commission that, unless Mike changes his mind, this meeting will be her last regular meeting of the Commission, as her term ends on December 31.

There was no further business, and the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Carol Alexander  
Secretary