

## **Lincoln Township – Midland County Planning Commission**

Sheila Mesler - Chairperson, Susan Ensign - Vice Chairperson

Reid Duford – Secretary

Members - Chris Clark, Mark Thornton

July 22, 2014

The meeting of the Lincoln Township Planning Commission was called to order by Chairperson Sheila Mesler at 6:30 pm.

Roll call was taken: Reid Duford, Sheila Mesler, Chris Clark and Sue Ensign were present. Mark Thornton was absent.

A motion was made by Reid Duford to approve the agenda and was supported by Sue Ensign. Motion approved 4-0.

Motion by Sue Ensign and supported by Chris Clark to approve the minutes of the May 6, 2014 meeting. Motion approved 4-0.

Public Comments: None

Commission Comments:

Sue Ensign discussed a July 16<sup>th</sup> article out of Crain's Detroit Business news about House Bills 4271 & 5104 that would allow medical marijuana dispensaries to operate legally in communities that want them and allow patients to use the edible forms of the drug. Rob Eggers from the Spicer Group recommends having an ordinance in place. Further discussion on this topic and suggested ordinance will be considered at the September 16, 2014 Planning Commission meeting.

New Business:

Sign Ordinance - Rob Eggers discussed the sign ordinance and suggested some minor amendments such as adjusting the requirements with respect to front footage of a parcel and the square footage of a sign as well as the use of marquee signage for plazas or multi-tenant commercial properties. For future discussions, Rob will prepare draft language for the Commission to review and Reid Duford will compile front footage information for commercial properties with signage.

Private Road Ordinance – Rob Eggers discussed suggested changes to consider in the private road ordinance such as allowing gravel road surfaces with an appropriate base aggregate and lime stone final grade. Additional discussion included limiting the length of a private road, proper drainage, funding for long term maintenance, and private road maintenance agreements. Further discussion and review of other community's private road ordinances will be considered at the September 16, 2014 Planning Commission Meeting.

Blight & Weed issues – Rob Eggers will review the Township’s blight ordinance to improve enforcement of noxious weeds, uncontrolled plant growth, and unkempt properties.

Homer Township Master Plan Draft – the Planning Commission reviewed the draft and had no additional comments or concerns.

Averill Overlook Park Site Plan Review – Rob Eggers presented the Averill Overlook Park Site Plan to the Commission. The Planning Commission determined the plan could not meet the required backyard setbacks and will require a variance request be brought to the Zoning Board of Appeals.

Car Lot Located at 777 East Saginaw Road – At the March 20, 2012 Planning Commission Meeting, the Commission approved a Special Use Permit for Scott Hampton to operate a car lot on a parcel located at 777 East Saginaw Road that is currently zoned B1, tax parcel (110-034-100-700-00). At that meeting, the Special Use Permit was approved for Scott Hampton’s request to operate his car lot with one of the conditions mandating that “the Special Use Permit shall expire when the petitioner for this request, Scott Hampton, ceases to operate his car lot on said parcel 110-034-100-700-00.” The motion was approved with a vote of 4-0.

Sue Ensign notified the Commission that Scott Hampton has ceased his car lot operation at 777 East Saginaw Road several months ago; however, recently, a new car lot has commenced business at the same location without authorization and in violation of the Lincoln Township Zoning Ordinance. The Commission has determined that the new business shall be notified of the Zoning Ordinance violation and the business will need Commission approval to continue operations at said location.

Old Business: None

The meeting adjourned at 7:45 pm

Reid Duford, Secretary  
Lincoln Township Planning Commission  
Midland County