

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

Susan Ensign-Chairperson, Sheila Mesler-Vice Chairperson

Reid Duford – Secretary

Members - Chris Clark, Mark Thornton

October 11, 2011

The meeting of the Lincoln Township Planning Commission was called to order by Chairperson Sue Ensign at 5:00 pm.

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

A motion to amend the agenda to include a site plan review for the TNT Dog Center was made by Reid Duford and was supported by Mark Thornton. Motion approved 5-0.

Motion by Mark Thornton and by supported Chris Clark to approve the minutes of the September 21, 2011 meeting. Motion approved 5-0.

A public hearing was held to explain the proposed changes to the Zoning Ordinance book. The changes are as follows:

- Revise formatting to include charts, internal referencing and hyperlinks to references and laws.
- Incorporate previous text amendments into the revised text, in the appropriate locations.
- Add definitions for uses by Right and by Special Use Permit as well as regulatory terms.
- Add regulations for Outdoor Wood Hydronic Heaters.
- Add basic Dwelling Unit standards.
- Amend list of permitted accessory uses.
- Add regulations and a graphic for garages.
- Revise yard requirements in the residential districts.
- Revise Sign regulations to delete references to regulation of content as required by law.
- Move Special Uses from the District Regulations chapters to a specific Special Use chapter.
- Add regulations for Special Uses that had none as required by law.
- Add regulations for the Board of Appeals.

A Procedures Manual was also developed that is used in conjunction with the Zoning Ordinance but is not part of the adopted Zoning Ordinance.

The Planning Commission and consultant, Cindy Winland, discussed the changes and the actions necessary to complete the process. The Commission has also offered to assist the Clerk in compiling a list of all previous amendment dates and will be asking the Township Board to compel the Clerk to provide said list. The list of amendment dates will be added to the addendum of the Zoning Ordinance book when completed.

No public comments were made from the two citizens in attendance of this public hearing.

A motion was made by Sheila Mesler and supported by Chris Clark to submit the Planning Commission's recommendations to the Township Board for final approval and adoption of the proposed Zoning Ordinance amendments. Motion approved 5-0

New Business: TNT Dog Center site plan review.

After review of the site plan for the proposed TNT Dog Center to be located at 7402 W. Wackerly St, a motion was made by Sheila Mesler and supported by Reid Duford to accept the site plan as presented to the Commission. Motion approved 5-0

Old Business: None

Commission Comments: None

Public Comments: None

The meeting adjourned at 5:42 pm

Reid Duford, Secretary  
Lincoln Township Planning Commission  
Midland County