

LILLEY TOWNSHIP PLANNING COMMISSION MINUTES

OCTOBER 21, 2021

APPROVED

The October 21, 2021 meeting of the Lilley Township Planning Commission, held at the Multi-Purpose Building, was called to order by Chairman Cindy Israels at 7:30 PM.

The Pledge of Allegiance was recited, and invocation was by Robert Doornbos.

The roll was called with the following members present: Chris Moore, Robert Doornbos, Anna Bonnett, Cindy Israels and Judith Hoving.

Motion to approve the Minutes of the 8/19/2021 meeting regarding the Public Hearing for the Parallel Towers III LLC and AT&T cell tower issue was made by Chris Moore and Seconded by Robert Doornbos. Roll Call: Chris Moore Yes, Robert Doornbos Yes, Anna Bonnett Yes, Cindy Israels Yes, Judith Hoving Yes Motion Carried

Motion to Approve the Minutes of the 9/16/2021 meeting regarding Special Event Applications and the Public Hearing regarding the Andrew and Melissa VerHage application to change the business model of the former Kapooi's Korner from retail to a storage business, and to temporarily table the Deb Vargas rezoning application pending more information was made by Chris Moore and seconded by Anna Bonnett. Roll Call: Chris Moore yes, Robert Doornbos Yes, Anna Bonnett Yes, Cindy Israels Yes, Judith Hoving Yes Motion Carried

Correspondence: The only item was the Township Focus Publication

Public Comments: The poor condition of the property on Cleveland St. near the Vargas property was mentioned and what can be done to alleviate the problem was discussed. Explained that this is one of the properties that Zoning Officers have contact with on an on-going basis. Notation made to handoff to Zoning Officers.

Irwin Mathews asked when the painted traffic guide-lines on Cleveland will be applied. Lack of these traffic markers makes driving difficult on these unlit roads. We will advise the Supervisor to check with the County Road Commission.

Old Business: Deb Vargas Rezone- At the recommendation of the Planning Commission, Ms. Vargas removed parcel #620228400015, from her application. This RR District to LDR District Rezone will only effect parcel #620228400017. Ms. Vargas plans to keep the 7-1/2 acres that is on the south end of parcel #620228400017 and sell the remaining acreage as 4.5 acres, 6 acres and 7 acres as demonstrated on the attached amended site plan, (subject to official survey) all with frontage on Cleveland St. This limits entries/exits from properties on Cleveland at the curve to three.

Cleveland St, being the main route west to get to Walkerville is a traffic concern, Bob Doornbos and this commission, are concerned that there is enough traffic right there and we do not want to add more congestion unnecessarily. We are looking at rezoning that property to LDR which is a minimum of 2 acres. The way she has it split it would not be two acres, so instead of eight new residences there, it would only be three.

Development of that property would be difficult because of the large wetlands on the property requiring permissions from various governmental agencies. There is a private road bordering the property with no easement. Speed limit was discussed, there is some confusion as to the color of speed signs and what they mean, the statement was made that they should be enforced. Bob Doornbos stated that before we can approve a zoning change, we need an actual survey of the property and to file the conditions with the Newaygo County Deeds Office each of these splits are permanent and carry with the land. Israels stated that the only property subject to rezoning is 25 acres on Cleveland, not the entire 50-acre Vargas property. We would condition it that no further splits can be made to the recommended LDR parcel, #620228400017 . Vargas agreed to these changes.

The planning commission is concerned with keeping traffic congestion in the town of Bitely to a minimum as much as possible, while encouraging future residential possibilities. There was discussion, regarding temporary land use, i.e. trailers/camping, legalities etc. The opinion of the commission is that no mobile home parks would be approved in that area as this would increase traffic congestion in the area. There was a brief discussion on the condition of 13-mile road.

Dragonfly road, a private road bordering the property was looked at on GPS and can be further located by the survey.

Chris Moore made a motion to recommend to the Board the rezoning of parcel #620228400017 from RR to LDR, with these conditions:

- that properties be split exactly as shown on aerial view split title "Cleveland Parcel Split #620228400017" pending official survey
- that the property cannot be split further, with no more than one exit/entry allowed per split parcel.
- That this language is recorded at the Newaygo County Registrar of Deeds

Motion seconded by Robert Doornbos.

Roll call: Chris Moore Yes, Robert Doornbos Yes, Anna Bonnett Yes, Cindy Israels Yes, Judith Hoving Yes Motion Carried

Chairman Israels stated that the rezoning of the Vargas property will be submitted to the Township Board at their November 8, 2021, regular meeting. There is a checklist of everything that must happen to do a rezone.

Doornbos requested a copy of the checklist which includes the planning commission and then to the Board who can add further conditions. Other steps are necessary if it is not approved. These checklist steps will be sent to the board in the packet.

New Business – Bush Short Term Rental Application

First Cindy made a note to ask the zoning officer about Pole barn placement and rules pertaining to them which came up in the Public Comments. There was further comment and discussion on this issue.

Zoning officer Wroblewski requested a Special Meeting to discuss short term rentals due to a complaint and an AIRB&B/Mathew and Deborah Bush application filed with him. There was much discussion on whether this should be acted upon at this time due to Bill #4722 in the Michigan Legislature that would change the way communities handle short term rentals. There were opinions expressed on who would enforce the new rules and who would enforce noise and nuisance complaints without specific ordinances addressing these issues. There are two platforms being used by those seeking to rent out their properties, those being AIRB&B and VRBO. Sheli Hutchinson supplied us with some information on how these platforms function and what controls are built in. Hoving felt that nothing should be decided until first consulting legal counsel. Israels feels that since our Zoning Officer has requested input by the Planning Commission that we should schedule a special meeting to present the subject to the community for their input. Israels will be submitting this information first to Cliff Bloom, our Township legal counsel, for his input on this subject.

A tentative Special Meeting to address this issue is scheduled for November 18, 2021 at 7:30

There being no further business a motion to adjourn was made by Robert Doornbos and Seconded by Chris Moore. Meeting adjourned at 8:37 PM

Respectfully Submitted

Judith C. Hoving

Recording Secretary

Cleveland Parcel Split

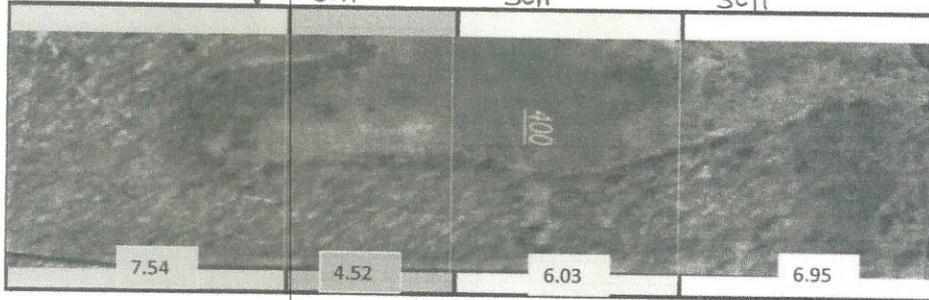
#620228400017

Deb is Keeping this ↓

sell

sell

sell



1661 X 657 25.04

Parcel Size	Acres
500 X 657	7.54 Approx

300 X 657	4.52 Approx
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400 X 657	6.03 Approx
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461 X 657	6.95 Approx
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Change zoning from RR to LDR - this 25acn only

Attachment

received 9/22/21 - Modify request to: only parcel listed above. Split as submitted.

- Conditions -
1. No more splits on these splits
 2. Pending official survey
 3. No more than one access point to each parcel from Cleveland street.