

# LILLEY TOWNSHIP PLANNING COMMISSION MINUTES

OCTOBER 17<sup>TH</sup>, 2024

UNAPPROVED

The October 17<sup>th</sup>, 2024 Regular Meeting of the Lilley Township Planning Commission, held at the Multi-Purpose Building, was called to order by Chairperson Israels at 7:00 P.M.

The Pledge of Allegiance was recited followed by the Invocation by Robert Doornbos.

The roll was called with the following members present: Moore, Doornbos, Israels, Bonnett and Hoving

**Approval of Previous Meeting's Minutes held on 7-18-2024:** Motion to approve by Moore, Second by Doornbos - All have read and there are no corrections  
All in favor 5 Ayes, None Opposed – Motion Carried

**Approval of Agenda with additions:** A special event application has been received for approval of the Haunted Fire Barn. Another issue has arisen regarding amending the language of the STR ordinance to examine the new tactic of the subletting of 30-day monthly rentals. The Supervisor will be consulting with legal counsel on this. Motion to approve the Agenda with additions by Doornbos, Second by Moore  
All in favor 5 Ayes, None Opposed – Motion Carried

**Correspondence:** An email from the Zoning Administrator to review the Zoning Ordinance regarding a request for placement of a small building on a Pettibone lakefront vacant lot received from Marci Purcy. This issue will need to be looked at. Additional study will be required.

**Visitor Recognition:** We welcomed a visit from a Township property owner, Mr. Jerry Barofski, who is recently retired and interested in learning more about Township government. Our Zoning Officers, Madalyn and Jeff Wroblewski are here as well to advise us on Zoning matters. Becky Wilkinson arrived later in the discussion.

**Public Comments:** None

**Old Business:** Section 3.21 Keeping of Animals (B.2.) Page 34 - Lilley Township Zoning Ordinance

Chairperson Israels spoke regarding the fact that each Member had previously received and reviewed a packet with highlighted information to be finalized. First item to be considered is the number of hens to be allowed. Four were originally proposed but 6 or possibly 8 could be considered based on family needs. Hens must be kept in the BACKYARD. Much discussion with input from members followed. Next it was discussed regarding the parcel size required. Should that be one acre or allowed based on compliance with setbacks? Input was gained from all members and Madalyn and Jeff Wroblewski, the Zoning Officers, regarding the difficulties of enforcement. Lot sizes vary so 50 or 30 feet from the property lines or dwellings requires clarification. Consensus of opinion was gathered and 3 out of five members do not approve of a one-acre requirement for this purpose. Examining setbacks from the lot lines and neighbor's property should be determined as well. It is agreed that chickens will not be allowed near any body of water including lakes, creeks, streams, or defined wetlands. The chicken coop must be 10 feet from the main dwelling and constructed of recommended materials. Rule to be changed to 10 feet from any other structure as well as zoning now requires. A required run should be attached to the coop. Area should be constructed to prevent entry of other animals. Adjacent land owners must approve the keeping of chickens in writing with approval by other occupants of a two-family dwelling. SIX Hens were decided on.

### **Old Business (Continued)**

Hens only, No Roosters. Hens are to be used as pets, and not to be used for income. The by-products such as eggs and meat shall not be sold. No person can slaughter any hens. Covered or fenced enclosure to be 30 feet from the adjacent property line and 40 feet from an adjacent residential structure. Can be waived. All feed and structures to be constructed to prevent rats and mice from access. Owners must dispose of waste properly with no piling of waste permitted on the property. A permit for three years is required to be obtained from the Zoning Officer and must be renewed on or before the expiration date. Filing fee to be determined by the Township Board. A permit can be revoked if conditions are not met. Chickens must not be allowed to run loose at large. An officer can impound any hen running loose on public or private property. Abandonment of hens in any public place, public highway or private property is not allowed. Failure to comply with requirements can result in revocation of permit and possible prosecution for a civil infraction violation. Private property restrictions are enforceable and take precedence over a permit to keep hens. This is a summary.

Discussion continued regarding discovery that there are some within Lilley Township that already have chickens and are advertising on social media that they have eggs for sale. Zoning has held off dealing with this violation until the chicken issue is finalized. General consensus has been reached during these discussions. There was some consultation with the Zoning Officers for clarification. Israels will compile a finished document for Zoning to examine, with any necessary additions and corrections decided on at this meeting, for their approval. Copies of this meeting's revisions will be sent to each Planning Commission Member.

### **New Business:**

Special Event Application received from the Lilley Township Fire Department asking to hold a Haunted Fire House event on November 2<sup>nd</sup>, 2024. Israels said that since this is a yearly event that we are familiar with she would entertain a Motion to approve the application by the Fire Department for a Haunted Fire Barn event. Motion to approve the Special Event application by Moore, Second by Bonnett  
All in favor: 5 Ayes, None Opposed – Motion Carried

Announcement by Israels that on October 28th, 2024 at 6:00 PM there will be a meeting held here at the Multi-Purpose Building with the Fire Department regarding a Christmas Parade Event that they would like to put on in Bitely Town Square. All ideas are requested to make this a Community annual event.

Next on our agenda is to respond to a request to look at the length of docks allowed on our lakes.

**Note:** Zoning Ordinance Section 3.14 Accessory Buildings and Uses – Under F. 5. d. Private Boat Docks  
“Boat docks shall be no longer than 25 feet in length from the shoreline.” Page 28

There have been complaints regarding dock lengths of up to 100 feet in length reaching far into the smaller lakes and fears that this will cause accidents and impair navigation and other use of the lakes. Member suggests that because commercial dock sections come in 10 ft. lengths, that the mandated length be modified to at least 30 feet in length. Zoning Officers will study this proposal with the suggestions that letters be sent letting certain property owners know the Zoning Ordinance regulation. Changes to Zoning considered should be done at the same time as other proposed modifications to save taxpayer expenses.

Chair Israels spoke regarding a request from our Township Supervisor for the Planning Commission to review and update contract components for the rental of the new updated Community Building. We will look at what other Townships have done and write updated rental conditions and fees more suited to current needs. There was a spirited discussion with many complaints and suggestions about the current condition of the Community Building. Some are asking what does the rental contract say and what rental fees and security deposits are being collected and enforced? The Township budget has limited funding for this purpose.

We will now review the request from Marci Percy of Pettibone Lake for approval for placement of an outbuilding on a vacant lake front lot. Their cottage is on a separate non-lakefront parcel a short distance away. A very comprehensive document request has been provided. Several other noncompliant sites located on Pettibone lakefront lots were documented with photographs and Newaygo County GIS detailing.

**Note:** Zoning Ordinance Section 3.14 Accessory Buildings and Uses – Section C – Page 26.

After each member's questions were answered as to where each of the properties referenced were located, Jeff Wroblewski, our Zoning Officer, answered some of our questions. He noted that as of now, the request would be non-compliant with current zoning. Further investigation by our Zoning Officers will be done. For now, this will be tabled for possible future consideration by Planning. It is not our intent to change our Zoning for one situation that could be in conflict with other situations in the Township. Israel's tasked those of us on the Planning Commission to further educate ourselves on this request in case we will be involved with any decisions later.

The next Regular Meeting of the Planning Commission will be held on January 16<sup>th</sup>, 2025 at 7:00 P.M.

There being no further business on the Agenda, Israel's asked for a motion to adjourn.

Motion to Adjourn by Doornbos, Second by Moore.

All in Favor – Meeting Adjourned at 9:04 P.M.

Respectfully Submitted,



Judith C. Hoving - Recording Secretary