

LILLEY TOWNSHIP PLANNING COMMISSION MINUTES

JANUARY 16TH, 2025

UNAPPROVED

The January 16th, 2025 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

Annual Adoption of By-Laws: Motion to adopt the By-Laws as written by Moore, Second by Doornbos
Voice Vote: All in favor 5, Opposed 0 – Motion Carried

Election of Officers: Motion by Moore, Second by Bonnett to keep the present Officers in place for 2025 with Israels as Chairperson, Doornbos as Vice-Chair and Hoving as Secretary
Roll Call: Moore Yes, Doornbos Yes, Israels Yes, Bonnett Yes, Hoving Yes – Motion Carried

Approval of Previous Months Minutes dated October 17th, 2024: Motion by Moore, Second by Bonnett
Roll Call: Bonnett Yes, Moore Yes, Israels Yes, Doornbos Yes, Hoving Yes – Motion Carried

Approval of Tonight's Agenda: Motion to approve the Agenda, with order revisions made by the Chairperson, was made by Moore, Second by Doornbos – Voice Vote: All in favor 5, Opposed 0 – Motion Carried

Correspondence Received: Four separate Special Event Applications from the Bitely Boys

Approval of the Planning Commission Annual Report for 2024: To be distributed to the Township Board and others. Motion to approve by Moore, Second by Israels Voice Vote: All in favor 5, Opposed 0, Motion Carried

Public Comment on matters not published on the Agenda: None

New Business: Joseph Nowosad – Land Use Request – 12245 Woodbridge (M37) Commercial
Bitely Boys – Special Event Applications
Acquiring Pettibone Park
Rental Agreement for Lilley Township Community Center and other Amenities

Discussion: Nowosad spoke at this time regarding his intentions and informational updates made that were not yet given to the Zoning Officer. His original intention was to construct a storage building on the property. He now is adding the possibility of renting or leasing a portion of the building to an LLC entity to manufacture and produce a product. There is no intention to build a dwelling there. Israels noted that Commercial Zoning property requirements are that there be no less than two acres along with other restrictions. Accessory buildings are also an issue. Israels read the various Zoning requirements for Commercial versus Residential usage. We recommended this issue be returned to Zoning and then to the **ZBA** for possible **Variance** approval.

Discussion began regarding the Community Building and other Amenities. Planning has been tasked by the Supervisor to look at the rental, usage and future improvements and how they will be funded. There was much discussion, with input by all of the Planning Commission members, concerning the need for more information and oversight. Subjects discussed were rental fees and security deposits collected. The cost of electricity to the Township was raised. Now that the original rental contracts and oversight information have been discovered, what will be done with this information to improve funding necessary for maintenance of and improvements to the building in the future. Israels and other members have looked at what other Townships are doing with their properties and what fees are required for various uses. Between now and our April meeting, Israels will compile and distribute to the members, copies of the original contracts for future input. She will meet with the Supervisor to discuss pay schedules for various uses of the Township properties and to maybe incorporate fee schedule information gained from other Townships.

Discussion began regarding the Acquisition of Pettibone Park from the County. Supervisor Bouwens and Israels met with Newaygo County regarding the turnover of the park on April 1st, 2025. The County will remove the Pavilion that is falling down. The Newaygo County lawyer needs to go over the contract. Member Moore says that the County should rebuild the Pavilion which is up for discussion. The other concern is maintenance of the Public Boat Launch area regarding who will do it or who will pay the Road Commission to maintain it. Other issues to be decided are providing 2 rental spaces on the west side of Pettibone Dr. on park property to provide funding for maintenance and improvements to the park and swimming area. Much remains to be worked out including improvements to electrical service to both areas. Two members have volunteered to go to the County Registry of Deeds to get more information on which entity the original property owners deeded it to, specifically, and only for a park.

Discussion began regarding the Bitely Boys Special Event Applications. These were just received by the Chairperson so there hasn't been time to examine them or get them to the Planning Commission Members.

The first event will be the Blessing Putt-Putt on April 19, 2024 with possible camping

The next event will be the Blessing Weekend on May 16th, 17th, and 18th, 2025 with camping

The next event will be Christmas for Kids Bike Run on August 17th, 2025 with possible Camping

The next event will be Rib Cook-Off on October 18th, 2025. Possible 1-2 campers. Proceeds to winners.

We thank the Bitely Boys for their contributions to the Township. Some proceeds go to certain local charitable and community needs. The club will rent the Community Building when needed for the event. Other Township areas will be used for each event. Required permits, site plans, security, insurance and cleanup by the Bitely Boys Riders Club. Israels will scan and send copies of these applications to each member to examine, meanwhile she will consult with the Township Supervisor regarding possible future requirements. Membership is concerned with electricity expense to the Township and possible damage to various Township septic systems if parking of vehicles and campers is not carefully regulated. Should some kind of barriers be put up to protect these areas? Israels recommends that we approve these applications with future input and some possible regulation by the Township Board.

Motion by Moore to tentatively approve the Bitely Boys Special Event Applications, subject to certain stipulations to be determined by members and the Township Supervisor. Motion Seconded by Doornbos.

Voice Vote: All in Favor 5, Opposed 0, Motion Carried

Old Business: Keeping of Animals – Section 3.21 (B) Page 34 Zoning Ordinance

Discussion: A sample of the City of Newaygo “Zoning Enforcement Ordinance” which provides tentative ordinance guidelines for the intended Lilley Township Enforcement Ordinance for “The Keeping of Backyard Chickens” was distributed. The proposed Ordinance Enforcement document, along with the Permit Application sample, was distributed to each member. The report had been modified to include changes that are specific to our needs. Member Moore volunteered to read the pages aloud after which the meeting was opened for discussion of the subject and any modifications that might be required. The consensus was that this document, as modified, seemed to cover what was intended for enforcement purposes. There were questions but no objections to the wording as read. We had already been informed that the Zoning Officers had approved of the wording as modified. It was made clear that this is the “Enforcement” part of the “Backyard Chickens” Ordinance. The Regular Zoning Requirements were previously approved by Planning and sent to Zoning to be finalized at our October 17th, 2024 Meeting. Legal should be consulted as well on this portion. The addition of the “Backyard Chicken” ordinances and enforcement will not change, but will be in addition to, the original Zoning requiring five acres for the keeping of animals as stated. Permit fees will be determined by Zoning and the Township Board. We are sending this issue back to Zoning to be finalized by the Township Board.

There being no further discussion, Motion was made by Moore to approve recommendation to the Board for approval of the Enforcement Ordinance after any corrections or modifications are made by Zoning. Second by Doornbos

Roll Call: Doornbos Yes, Moore Yes, Israels Yes, Bonnett Yes, Hoving Yes – Motion Carried

Israels suggested that Zoning be responsible with the Board for setting fees.

The next Regular Meeting of the Planning Commission will be held on April 17th, 2025 at 7:00 PM

There being no further business on the Agenda, Chair asked for a motion to adjourn
Motion to adjourn by Doornbos, second by Moore – All were in Favor

Meeting adjourned at 8:50 P.M.

Respectfully Submitted,

Judith C. Hoving

Judith C. Hoving – Recording Secretary