

Exeter Township Planning Commission Minutes January 7, 2020

Planning Commission chairperson, David Schafer, called the meeting to order at 7:07 pm. The meeting opened with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, John Bills, Dan Boggs, William Gay, Leonard Kernyo
Rico Perez and David Schafer
Guests: Lucie Fortin, Exeter Township planner (with Mannik & Smith Group)

Note: Chairperson, David Schafer announced that due to a recent interpretation of Michigan Statute, paid “employees” of a municipality cannot serve on ~~any~~ township boards. Until the township receives clarification, John Bills has agreed to abstain from voting.

^ planning

Correction / Approval of Agenda:

The meeting agenda was adopted as presented.

Nomination and Election of ²⁰²⁰2010 Exeter Township Planning Commission Officers:

- ❖ **Motion; William Gay, 2nd Dan Boggs:** To nominate David Schafer for planning Commission Chairperson.
- ❖ **Motion: Rico Perez, 2nd David Schafer:** To nominate William Gay as planning commission Vice Chairperson.
- ❖ **Motion: William Gay, 2nd Dan Boggs:** To nominate Roger Bezek as planning commission secretary.

Hearing no other nomination for officers of the Exeter Township planning commission, unanimous consent was given by the planning commission members to elect the nominees.

Approval of Minutes:

Secretary Roger Bezek, thanked Dan Boggs for taking minutes at the December 3, 2019 planning commission meeting.

The Exeter Township Planning Commission meeting minutes from December 3, 2019 were read. There were no corrections noted.

- ❖ **Motion: Rico Perez, 2nd William Gay;** To accept the December 3, 2019 Planning Commission meeting minutes, as presented.

Motion carried

First Public Comment:

David Schafer welcomed Leonard Kernyo back to the planning commission from his recuperation.

Old Business:

1). Having reviewed all written comments and any citizen comments from the December 3, 2019 public hearing, planning commission members discussed adoption of the 2020 Exeter Township Master Plan. A final updated version of the 2020 Master Plan was sent (via E-Mail) to all planning committee members.

❖ **Motion: David Schafer, 2nd Dan Boggs:** To adopt the 2020 Exeter Township Master Plan. **SEE:** Attached copy of motion as adopted.

<u>Roll Call Vote:</u> William Gay	yes
Rico Perez	yes
Dan Boggs	yes
David Schafer	yes
Leonard Kernyo	yes
Roger Bezek	yes
John Bills	abstain

Motion to adopt 2020 Exeter Township Master Plan approved with 6 votes YES, 0 votes NO and 1 vote to abstain

2). Planning commission members continued their review of the Exeter Township Zoning Ordinances. Suggested changes include;

A). In Article 21

- ✓ Add new footnote "H" to make a reference to Article 10 Manufactured Home regulations
- ✓ Standardize maximum height of a home located in an AG/Residential zoned area to 2 ½ stores or 35 feet. No change to maximum height of a home in "R1" (residential) zoned areas (would stay at 2 stories or 25 feet).
- ✓ In "C-1" (commercial) change maximum height of any building to 2 stores or 30 feet.
- ✓ Clarify (additional footnotes) the definition of "gross acres" (which includes 33 feet of road "right-of-way") and "net buildable acres". Would clarify that to meet the minimum lot size of 1.5 "net buildable acres" the minimum "gross acres" would require a minimum lot size ("gross acres") of 200 feet wide by 363 feet in depth.
- ✓ Revise and clarify the summary of regulations chart in Section 21.02.

B). In Article 17

- ✓ Update and revise list of “prohibited” and “un-desirable” plant varieties (pg 17-6)
- ✓ Change wording in Section 17.90 to clarify “required” berms versus “or provided” berms
- ✓ Review definition of “required walls”
- ✓ Change handbook index listing to “Required walls, buffers and berms”.

C). In Article 20

- ✓ Add language to determine placement of curb stops (page 20 – 5).
- ✓ Add language to allow placement of curb stops closer to the sidewalk when the sidewalk are at least 7.0 feet wide. Retain curb stop placement for all other sidewalk widths (minimum sidewalk width is 5.0 feet).

3). Exeter Township planner, Lucie Fortin, provided a copy to the planning commission members, suggested changes to Article 18, section 18.13 which would add the definition of a “Home Business” and expanding the “Home Occupation” special land use requests to allow additional types of businesses and to set additional requirements for residents who operate a wider scope of businesses from their property.

New Business


None

Second Public Comment

1).The next regularly scheduled meeting will be held Tuesday, February 4, 2020 at the Exeter Township Hall beginning at 7:00 pm.

Planning commission members should be ready to review and discuss possible changes to in Article 18 (including possible “Home Business zoning”) and Article 19.

- ❖ **Motion: Dan Boggs, 2nd Rico Perez:** To adjourn meeting. **Motion carried.**
The meeting was adjourned at 9:07 pm.

Respectfully submitted, 

Roger Bezek, secretary
Exeter Township Planning Commission

**EXETER TOWNSHIP
PLANNING COMMISSION**

RESOLUTION TO ADOPT THE AMENDED MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), states that the Planning Commission shall make and approve a Master Plan as a guide for the future development of the Township to guide and provide for planned and orderly land use and development; and,

WHEREAS, the Planning Commission notified all units of government contiguous to the Township and other entities of the intent to develop a Plan in accordance with Section 39 (2) of the Act; and

WHEREAS, the Planning Commission prepared a proposed amended Master Plan and Future Land Use Map and submitted the plan to the Township Board for review and comment; and,

WHEREAS, on September 25, 2019, the Exeter Township Board received and reviewed the proposed Master Plan prepared by the Planning commission and authorized distribution of the Master Plan to the Notice Group entities identified in the Michigan Planning Enabling Act; and

WHEREAS, notice was provided to the Notice Group entities as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Planning Commission held a public hearing on December 3rd, 2019 to consider public comments on the proposed updated and amended Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the Planning Commission finds that the proposed updated Master Plan is desirable and furthers the development goals and strategies of the Township;

THEREFORE, BE IT HEREBY RESOLVED that the Exeter Township Planning Commission adopts the Exeter Township Master Plan and Future Land Use Map, and resolves to use the Plan and Map together as a guide to the overall development of the Township.

Date: January 7, 2020

Ayes: 6
Nays: 0
Abstain: 1
Absent: 0



David Schafer, Chairman
Exeter Township Planning Commission