

**Exeter Township  
Planning Commission Minutes  
March 5, 2019**

Planning Commission chairperson, David Schafer, called the meeting to order at 7:05 pm. The meeting opened with the Pledge of Allegiance.

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

**Correction / Approval of Agenda:**

- ❖ **Motion: William Gay, 2<sup>nd</sup> Dan Boggs:** to accept the meeting agenda as presented.  
**Motion carried.**

**Approval of Minutes:**

The following corrections were made to the February 5, 2019 planning commission meeting minute;

- In Approval of Agenda, corrected spelling of Dan Boggs (recorded as Dean Boggs)
  - In Nomination and Election of Exeter Planning Commission officers, corrected spelling of David Schafer (recorded as David Schaffer)
  - In Approval of Minutes, corrected name of motion maker from Leonard Kernyo to William Gay
  - Delete item # 2 from Old Business (duplicate paragraph)
  - In Second Public Comment, item #2 corrected next meeting date from February to March
  - Added on Addendum to Meeting Minutes, new line "Section 3.05 Definitions - Fences" to delete reference to "Walls – Obscured"
- ❖ **Motion: Leonard Kernyo, 2<sup>nd</sup> Rico Perez:** To accept the February 5, 2019 planning commission meeting minutes as corrected.  
**Motion carried.**

**First Public Comment:**

Dan Boggs requested an absence from the April 2019 planning commission meeting. William Gay was unsure if he would be able to attend the April 2019 meeting.

**Old Business:**

1). Planning commission members continued their review of the current Exeter Township Zoning Ordinance handbook. Article 6 through 11 was discussed. **SEE**; attached "Addendum to Planning Commission meeting minutes" from March 5, 2019 meeting.

It was recommended that planning commission member review Article 12 through 16 and Article 21 to bring any concerns and corrections to the March 2019 meeting.

2). Planning commission members reviewed their options (no changes, amend, or rewrite) to complete the (5 year) Exeter Township Master Plan review. Lucie Fortin provided copies of the current SEMCOG (South East Michigan Council of Governments) demographic, population and household estimated trends for years 2013 through 2017. The current Master Plan includes population data from the 2010 U.S. Census.

Planning commission members decided that minor updates and changes should be addressed which would constitute an "amendment" to the current Master Plan. This will require notification (re: "intend to review") to both Monroe county and adjoining township, of our intention to amend the current Master Plan. Chapter 3, 4 and 5 will be the center of the review. It was decided that updated population data will be incorporated in the next Master Plan review (in 2024) using data from the upcoming 2020 U. S. Census.

- ❖ **Motion: Dan Boggs, 2<sup>nd</sup>: William Gay:** The Exeter Township Planning Commission has reviewed the current Exeter Township Master Plan as required by state statute. We have determined that minor changes are required which constitutes an "amendment" to the Master Plan. The process to amend the Master Plan will incur additional expenses for required notifications, work by the township planner, Lucie Fortin, a public hearing, and publication expense.

Therefore, the Exeter Planning commission requests that additional funds be allocated to reimburse the Exeter Township planner, Mannik and Smith Group, to assist us in amending the Master Plan. We also ask that the township administrative staff be made available to assist in completing this review.

**Motion carried.**

Lucie will work with the Exeter township clerk to provide the content of the required notices which need to be sent to our nearby townships.

Planning Commission members were asked to read the current Master Plan for any possible changes and revisions. Possible changes will be discussed at the April meeting.

**New Business**

None.

**Second Public Comment**

1). The next scheduled meeting of The Exeter Township Planning Commission will be held April 2, 2019 at the Exeter Township Hall beginning at 7:00 pm.

❖ **Motion: Dan Boggs, 2<sup>nd</sup> John Bills:** To adjourn meeting. **Motion passed.**  
The meeting was adjourned at 9:00 pm.

Respectfully submitted, \_\_\_\_\_

Roger Bezek, secretary  
Exeter Township Planning Commission

Addendum to Exeter Township Planning Commission  
meeting minutes

Meeting date: March 5, 2019.

Re: Possible changes / updates / revisions to current Exeter Township Zoning Ordinance

Current language in *italics*

Suggested word changes in RED

Article 6: Signs

no changes

Article 7: AG, Agricultural / Residential District

Section 7.02: "Permitted Uses and Structures"

Discussed why in paragraph 7, "*...and buildings, substations and outdoor storage areas*" are allowed in Ag/Residential district but not allowed in Article 8: R-1, Medium Density Residential District / Section 8.02.

Section 7.03: "Special Land Use Approval"

Consider expanding paragraph 19 "*Bed and breakfast*" to define and allow activities related to agri-tourism and related business enterprises using existing agricultural buildings (or sited on agricultural parcel)

Consider adding as an allowed Special Land Use; Oil and gas wells (exploration and permanent) and associated well drilling sites.

Article 8: "R-1, Medium Density Residential District"

no changes.

Article 9: Reserved

Article 10: "RMH, Manufactured Home Park District"

Section 10.2 "Permitted Uses and Structures" and

Section 10.5 "Density, Area, Height, Bulk and Placement Regulations  
– All Other Uses

Add language to specify "*...single family homes...*" are to be subject to specification listed in Article 21.

( Con't )

Article 11; "C-1, Commercial District"

Section 11.02 "Permitted Uses and Structures"  
paragraph # 8 and

Section 11.03 "Special Land Use Approval"  
paragraph #5

Discussed clarifying the large number of and type of uses allowed in the C-1 District. Possible changes in allowed uses (to be more general and less specific by type of business).

**END**