

Emmett Township Planning Commission
February 15, 2021 Meeting Minutes

Meeting called to order by Chairman Mueller at 7:05 pm

Attendance taken: Mueller, Powers, Reliford, Bowen present; Roose absent

Motion made by Reliford, seconded by Powers, to approve the November 16, 2020 minutes.

Guests in the audience: None

Old Business:

- Discussed creating a medical marijuana growing ordinance.
- Discussed Kennedy Rd Kennel pictures sent by the owners, showing the layout and planting of trees to provide another barrier for sound – per the agreement with the planning commission.
- Discussed Strachen property

No new business

No other discussion

No correspondence

Motion to adjourn at 8.45 pm made by Powers, seconded by Reliford.

Motion to approve minutes made by Roose, 2nd by Reliford on 3-15-21.

Respectfully Submitted,

Joan Bowen

Acting Secretary for Planning Commission

Emmett Township Planning Commission
March 15, 2021 Meeting Minutes

Meeting called to order by Chairman Mueller at 7:00 pm

Attendance taken: Mueller, Reliford, Roose, Bowen present; Powers absent

Motion made by Roose, seconded by Reliford, to approve the February 15, 2021 minutes.

Guests in the audience: None

Old Business:

- Discussed medical marijuana growers and future ordinance.
- Discussed medical marijuana growing description in Master Plan. One idea is to designate the growing to be allowed in our Industrial Zone. Will have to read the Master Plan to see if this could be a zoning fit. There would have to be a stipulation to what is needed and/or required of the growing discharge and waste.
- Will want to ask DEQ/EGLE what the discharge levels are for ditches, water sheds, drains, etc..
- Will need to ask any potential growers what their plan is for their discharge from watering and fertilizing, and all growing operations.
- The Montgomery Strachen property was discussed. Scott talked to Montgomery re: installation of a handrail on his porch and the position of the pond that was dug [REDACTED]. Montgomery also bought 5 adjacent acres to build another house and he was told he would need a site plan.

New Business

- A citizen called stating they think there is some type of marijuana activity going on at 4354 Breen Rd. Commission created a letter for Sandy to present to the Board for approval and mailing, requesting information from the property owner.

No correspondence

Motion to adjourn at 8.50 pm made by Reliford, seconded by Roose.

Respectfully Submitted by Acting Secretary

Joan Bowen
Joan Bowen

Motion to accept with correction made by Reliford; 2nd by Powers

Emmett Township Planning Commission
May 17, 2021 Meeting Minutes

Meeting called to order by Chairman Mueller at 7:13 pm

Attendance taken: Mueller, Powers, Reliford, Bowen present; Roose absent

Motion made by Reliford, seconded by Powers, to approve the April 19, 2021 minutes as corrected.

Guests in the audience: Chris LaMay

Old Business:

- Discussed creating a medical marijuana growing ordinance. No new information/direction from the board. Ordinance is tabled for this month.

New business

- Discussed the electrical application. Researched Article 4 and permitted uses, accessory buildings, Article 13.
- Composed letter to deny electrical permit application.
- Discussed additional verbiage for accessory building ordinance.

Correspondence: Online training brochure. Outdated training sessions.

Motion to adjourn at 9.50 pm made by Reliford, seconded by Powers.

*Motion by Powers to approve minutes.
Seconded by Roose.*

*Submitted by Acting Recording Secretary,
Joan Bowen*

Emmett Township Planning Commission
June 25, 2021 Meeting Minutes

Meeting called to order by Chairman Mueller at 7:00 pm

Attendance taken: Mueller, Reliford, Roose, Bowen, Powers present

Motion made by Powers, seconded by Roose, to approve the May 17, 2021 minutes.

Guests in the audience: None

Old Business:

- Discussed medical marijuana growers and future ordinance. Board will table the development of an ordinance. Currently medical growing is approved by the state. The state only allows medical marijuana to be grown in residential zoning. We currently have a home based business ordinance. Planning Commission believes this is a good starting point for anyone getting approval for growing medical marijuana.
- Confirmed letter was sent to applicant for electrical permit denial. Reviewed Article 4 again, regarding the applicant putting up a barn in our agricultural zone and then requesting power. There is no house on the property. The owner of the property states he wants to have a woodworking shop, which does not meet the criteria for what is allowed in our AG district.
- Planning Commission to create an ordinance in Article 12, # 30, pertaining to higher amperage electrical updates and installations. Discussion so far includes:
 - a.) Property owner will need approval from electrical inspector up to 320 amps. Any more amperage wanted will need approval from the Planning Commission, as well as meeting all other requirements in the zoning district.
 - b.) Use the wording "to preserve the characteristics of the district" when writing the ordinance.
 - c.) Commercial and Industrial districts will have to go through normal site plan review and approval.
 - d.) 50 kva or 320 amps can be approved by electrical inspector without approval from planning commission or twp. Board.
 - e.) All permits require a letter of intent, to be reviewed by the inspector of jurisdiction or planning commission.
 - f.) Inspector should deem Planning Commission review for any Special Land Use. or amperage over 320
- Master Plan review was tabled for further discussion

No correspondence

Motion to adjourn at 9:40 pm made by Roose, seconded by Powers.

Respectfully Submitted by Acting Secretary

Joan Bowen
Joan Bowen

7-19-21 Motion made to approve minutes made by Powers,
seconded by Reliford

Emmett Township Planning Commission
July 19, 2021 Meeting Minutes

Meeting called to order by Chairman Mueller at 7:19 pm

Attendance taken: Mueller, Reliford, Bowen, Powers present; Roose absent

Motion made by Powers, seconded by Reliford, to approve the June 21, 2021 minutes.

Guests in the audience: None

Minutes

- Discussed land split application from Shimmering Moon Horse Farm. Reviewed zoning requirements. Submitted letter of recommendation of approval to the board.
- Discussion regarding pond in front yard on Shamrock Lane.
- Discussion on updating Letter of Intent.
- Discussion regarding the denial of the electrical permit to the landowner who built a barn without a house on the property. The building of the barn alone did not meet our zoning ordinance.
- Updated the Information Assistance Form.
- Created an ordinance for Voltage/KVA Requirements.

No correspondence

Motion to adjourn at 9:55 pm made by Reliford, seconded by Powers.

Respectfully Submitted by Acting Secretary


Joan Bowen

*Motion to accept minutes made by Reliford
Seconded by Roose.*

Emmett Township Planning Commission
August 16, 2021 Meeting Minutes

Meeting called to order by Chairman Mueller at 7:00 pm

Attendance taken: Mueller, Reliford, Roose, Powers, Bowen present

Motion made by Reliford, seconded by Roose, to approve the July 19, 2021 minutes.

Guests in the audience: Montgomery Strachan

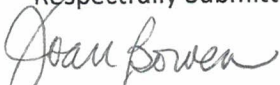
Minutes:

- Discussion was held with Montgomery Strachan regarding his property at the corner of Sheridan and Foley. His pond is on 5 acres on it's own, and the house is on 2 ½ acres. The house is on land contract and is 98% finished. In a couple months Montgomery wants to get a loan to combine the house and the pond parcels.
After the parcels are combined, Montgomery wants to build a barn on the 5 acre parcel. He still has to get a certificate of occupancy for his house.
He was told to bring back a Letter of Intent and a drawing of his site plan to show what he wants to do with combining his property.
- Planning commission will review the zoning for ponds, corner lots, and restrictions.
- Planning commission recommends the approval of the Fahley land split on Bryce Road, Parcel # 74-19-025-1001-100
- Planning commission recommends the approval of the building of a 24' x 40' hay storage barn at 3801 Quain Rd.
- Has township reviewed our recommendation on a new electrical ordinance?

Correspondence: Shared the emergency # for the gas pipeline brochure

Motion to adjourn at 8.55 pm made by Reliford, seconded by Roose.

Respectfully Submitted by Acting Secretary


Joan Bowen

*Motion to approve minutes made by Powers on 9-20-2021,
seconded by Roose.*

Emmett Township Planning Commission
September 20, 2021 Meeting Minutes

Meeting called to order by Chairman Mueller at 7:00 pm

Attendance taken: Mueller, Reliford, Roose, Powers, Bowen present

Motion made by Reliford, seconded by Roose, to approve the August 16, 2021 minutes.

Guests in the audience: Montgomery Strachan

Minutes:

- Discussion was held with Montgomery Strachan regarding his property at the corner of Sheridan and Foley. Montgomery brought his Letter of Intent and a drawing of his parcels and what he wants to do with them. He was advised to add his additional thoughts to his Letter of Intent and resubmit it to the planning commission.
- Planning Commission started reviewing the zoning for ponds, corner lots, and restrictions.
- Planning Commission learned the Township Board has not approved or disapproved of the recommended addition to our electrical ordinance.

Correspondence: None

Motion to adjourn at 9:30 pm made by Roose, seconded by Powers.

Respectfully Submitted ,


Joan Bowen
Secretary

*Motion to accept minutes made by Pat Powers,
seconded by Carrie Roose on 10-18-21.*

Emmett Township Planning Commission
October 18, 2021 Meeting Minutes

Meeting called to order by Chairman Mueller at 7:00 pm

Attendance taken: Mueller, Reliford, Roose, Powers, Bowen present

Motion made by Powers, seconded by Roose, to approve the ~~October 18, 2021~~ ^{September 20, 2021} minutes.

Guests in the audience: Montgomery Strachan

Minutes:

- Commission added verbiage to electrical ordinance Article 16, Section 16.20 Voltage and KVA Requirements. "Per parcel" was added to the end of the first sentence. A revised electrical ordinance would be sent to the electrical inspector, Paul Raicevich.
- Discussed the Letter of Intent submitted by the Wilkins couple. They're requesting a 320 amp electric service. Gave their packet of info to Clerk Bev Brown requesting her to send it on to the electrical inspector to review.
- Discussed a property on M-19 where the homeowner overloaded all the electrical and blew the transformer. The commission prepared a letter for Clerk Brown to send, requesting the homeowner to attend our next planning commission meeting.
- Montgomery Strachan brought an addendum to his original Letter of Intent, requesting he be allowed until May 31, 2022 to finish his house, combine his parcels, and then apply for his pond permit.
- Commission needs to update the Master Plan Acknowledgement page and the maps page numbers.

Correspondence: None

Motion to adjourn at 9.30 pm made by Reliford, seconded by Powers.

Respectfully Submitted by Secretary

Joan Bowen
Joan Bowen

*Motion to accept minutes as corrected made by Roose,
Seconded by Reliford.
11-15-2021*

Emmett Township Planning Commission
November 15, 2021 Meeting Minutes

Meeting called to order by Chairman Mueller at 7:00 pm

Attendance taken: Mueller, Reliford, Roose, Bowen present; Powers absent

Motion made by Roose, seconded by Reliford with correction, to approve the October 18, 2021 minutes.

Guests in the audience: None

Minutes:

- Revised article number for Voltage & KVA requirements. Commission members took a vote to accept new ordinance and to submit it to the township board for approval. Roll call vote taken: Reliford-yes, Roose-yes, Mueller-yes, Bowen-yes. All in favor. Commission prepared a cover letter to submit to the board the Voltage & KVA Requirement Ordinance.
- Discussed the letter already sent to property owner at 5771 Emmett Rd. re: electrical violations and their in home business. Commission created a new letter requesting them to come to the meeting in December; letter to be mailed to property owner via certified mail.
- Commission prepared a letter to send to Ted Aldea @ 5790 Emmett Rd. re: a pond being dug without a permit.
- Commission decided to black out the personal information on Wilkins Letter of Intent, make a copy, and use the copy as an example of a Letter of Intent.

Correspondence: None

Motion to adjourn at 9:15 pm made by Bowen, seconded by Roose.

Respectfully Submitted by Secretary


Joan Bowen

12-20-2021
Motion made by Reliford, seconded by Roose, to accept
11-15-21 meeting minutes. All in favor

Emmett Township Planning Commission
December 20, 2021 Meeting Minutes

Meeting called to order by Chairman Mueller at 7:00 pm

Attendance taken: Mueller, Reliford, Roose, Bowen, Powers present

Motion made by Reliford, seconded by Roose, to approve the November 15, 2021 minutes.

Guests in the audience: None

Minutes:

- Reviewed Ted Aldea's Letter of Intent to enlarge his pond. Outdated permits were also submitted with his letter of intent and so new permits from the state for all the environmental concerns would need to be acquired. Before any more work can be done, he needs to get a pond permit because he's changing the size. This includes no digging, no restoration, and no moving dirt.
Also, he needs his principal residence to be at the site. He wants to build his house at the site but needs to discuss his layout with the commission.
Commission located the easement for the Detroit Water line that runs across the property and noted the proposed septic field would be in the water line easement.
- Reviewed Clerk Brown's update on our electrical ordinance. We noted our change and resubmitted the ordinance back to Clerk Brown.
- Discussed barn permit that was given to C. Kelley on Quain Rd.

Correspondence: None

Motion to adjourn at 9:03 pm made by Reliford, seconded by Roose.

Respectfully Submitted by Secretary

Joan Bowen
Joan Bowen

*Motion to approve minutes made by Roose, seconded by Reliford.
all in favor
1-17-2022*