

Township of Emmett Planning Commission
January 20, 2020 Meeting Minutes

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

Roll Call: Mueller, Roose, Reliford, Bowen present.

Motion to approve December 16, 2019 meeting minutes made by Roose, seconded by Reliford.

Minutes:

- Kennedy Rd. Dog Kennel couple attended meeting. Discussion held as to what they were going to need to review to apply for keeping their kennel.
Review Article 12 in the ordinance book.
Review Chapter 9 in the Master Plan.
Recommended reviewing landscape buffers to include on their site plan (buffer from sight of neighbors; and buffer for sound).
Board concluded that after research and updates presented at meetings, the couple can file an application in March 2021, have a public hearing in July 2021, with anticipated approval in September 2021 if all requirements are met.
Commission to review Chapter 9 & 10 to help couple with what they will need.
Board asked the couple to attend the March 2020 meeting with updates. Board is asking for a site plan in July 2020 (barring any delays).
- Discussed the changes in the Planning Commission meeting schedule.

No correspondence

Motion to adjourn made at 8:55pm by Reliford, seconded by Roose

March 16, 2020

*Motion to accept minutes as presented made by
Roose, seconded by Reliford.*

*Respectfully Submitted By Acting Recording Secretary,
Joan Bowen*

Emmett Township Planning Commission
March 16, 2020 Meeting Minutes

Meeting called to order at 7:00pm

Members Present: Reliford, Roose, Mueller, Bowen Absent: Powers, Dumas

Motion to accept minutes from January 20, 2020 made by Roose, seconded by Reliford

Guests in the audience: Leonard Opper, Tara Serio, Carlo Condimo, Larry Kavanagh

Discussion:

- Tara Serio and Carlo Condimo brought in information for their dog kennel on Kennedy Rd. Included is an overview map from the St. Clair Co. website showing distance of their kennel from neighbors and road. A preliminary site plan was provided showing the kennel, landscape buffers, and fencing.
- Discussion held with Larry Kavanagh as to what he will need for his permission to keep his dogs, since he has more dogs than our ordinance allows. Planning commission will look at non-conforming allowances.
- Discussion with Leonard Opper as to when the annual dumpster day was anticipated on being held. He wanted to know what kinds of items he could bring up.

Correspondence:

- Letter from the county asking if a member of our commission wants to be a member on their advisory board for future land use mapping for the county.
- Notice for a spring workshop in Goodells in April

Motion to adjourn meeting at 8:38pm made by Reliford, seconded by Roose

*Motion made by Reliford, 2nd by Roose to accept Minutes
of March 16, 2020 meeting.*

Respectfully Submitted,

Joan Bowen

Acting Recording Secretary

Emmett Township Planning Commission
May 18, 2020 Meeting Minutes

Meeting called to order by Chairman Mueller at 7:12 pm

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

Motion made by Reliford, seconded by Roose, to approve the January 20, 2020 minutes.

Guests in the audience: Tara Serio, Carlo ~~Condimo~~ *CONDINO*

No new business

Old Business:

- Tara Serio and Carlo ~~Condimo~~ *CONDINO* want to move forward with a site plan for a dog kennel on their property on Kennedy Rd. The couple needs to fill out an application. Six copies of the application and drawing is to be submitted to the clerk 21 days before our next meeting on July 20, 2020. Reliford will ask the Township Board to lower the cost of the public meeting since we will hold it the same evening as our regular meeting.
- Discussion about zoning conformity as to the number of dogs that can be allowed on the Kavanaugh property. Non-conforming could be allowed because he had his hunting dogs before we had our ordinance. We will still ask him to submit a site plan and a letter of intent (number of dogs he has, his intended use of them now and in the future).

No other discussion

No correspondence

Motion to adjourn at 7:55 pm made by Reliford, seconded by Powers

*Motion made to approve minutes by Roose with corrections,
seconded by Reliford*

Respectfully Submitted,

*Jean Bowen
Acting Recording Secretary*

Emmett Township Planning Commission
July 20, 2020 Meeting Minutes

Meeting called to order at 7:12 by Chairman Mueller

Roll Call taken: Mueller, Roose, Reliford, Bowen present. Powers absent

Reading of Minutes. Motion to accept minutes as corrected by Roose, seconded by Reliford.

Old Business:

- Kennedy Rd. dog kennel: reviewed site plan application; discussed corrections on letter of intent and zoning designation.
- Kavanagh dog kennel: Mueller spoke to Mr. Kavanagh re: what is needed on his site plan application. Will also ask him to prepare a letter of intent.
- Master Plan: commission will review the accessory building placement revision. Scott and Sandy will share the wording of the revised regulations with the township board.

New Business:

- None

Correspondence: None

Matters Pertaining to the General Public: None

Adjournment: Motion to adjourn at 7:55pm made by Reliford, seconded by Roose

Motion to approve made by Roose, seconded by Powers.

Respectfully Submitted by,

Joanne Bowen

Acting Recording Secretary

8-17-2020

EMMETT TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
August 17, 2020

- Meeting called to order by Chairman Mueller at 7:00pm
- Roll call taken: Mueller, Roose, Reliford, Powers, Bowen present.
- Motion made by Reliford, seconded by Roose to approve minutes from 7-20-2020 meeting

Minutes:

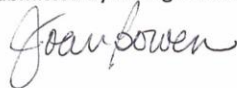
- Planning commission approved site plan and letter of intent as submitted for the dog kennel at 11022 Kennedy Rd., Emmett. A public hearing will be held at the next planning commission meeting on 9-21-2020, and then the commission will make their determination immediately after.
- Mr. Kavanagh presented a site plan and property map from the county website. He will bring us a letter of intent for his dog kennel. The planning commission approved Larry Kavanagh's site plan as submitted and determined no public hearing was necessary because of the non-conforming nature that is grandfathered in.
- Discussion held on home based business
- Discussion held on Nightmare Race Ranch on Foley, and determined the property owner would be contacted and asked to attend a planning commission meeting. Their property is not zoned for the racing events they want to hold, and the commission wants to review the ordinances with the property owner.

No Correspondence

Motion to adjourn at 9:12pm made by Reliford, seconded by Powers

Respectfully Submitted by Acting Recording Secretary,

Joan Bowen



Minutes approved by motion made by Reliford, 2nd by Roose.

EMMETT TOWNSHIP PLANNING COMMISSION
Special MEETING MINUTES
September 21, 2020

- Meeting called to order by Chairman Mueller at 7:02 pm
- Roll call taken: Mueller, Roose, Reliford, Powers, Bowen present.
- Minutes from 8-17-2020 approved by Reliford, seconded by Roose

Minutes:

- Board had no other concerns for the Kennedy Rd. dog kennel operation. Motion to approve site plan as presented made by Powers, seconded by Roose. Roll call vote taken: Powers, Reliford, Roose, Mueller, Bowen all in favor.

Motion to adjourn special meeting at 7:09 pm made by Reliford, seconded by Roose

Respectfully Submitted by Acting Recording Secretary,

Joan Bowen

Carol A. Roose

EMMETT TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 21, 2020

- Meeting called to order by Chairman Mueller at 7:10 pm
- Roll call taken: Mueller, Roose, Reliford, Powers, Bowen present.

Minutes:

- Planning Commission has received Letter of Intent from Larry Kavanagh for his dog kennel. Letter of Intent accepted as presented.
- David Smith at 12291 Sullivan Rd. wants to put up a wind turbine. Commission gave him a copy of the zoning ordinance and requested a Letter of Intent and an application.
- Commission was informed the racing event planners on Foley Rd. have stopped all future events for the time being.
- Discussion about creating a medical marijuana ordinance. Commission will need to change the home occupation wording. Will need to define definitions for medical marijuana growing.

No correspondence

Motion to adjourn meeting at 9:00 pm made by Reliford, seconded by Roose

Respectfully Submitted by Acting Recording Secretary,

Joan Bowen

Carol A. Roose

Emmett Township Planning Commission
Meeting Minutes of October 19, 2020

Meeting called to order at 7:00pm

In Attendance: Mueller, Powers, Roose, Reliford, absent Bowen

Motion to approve minutes of Special Meeting on September 21, 2020 made by Powers, seconded by Reliford

Motion to approve minutes of Regular Meeting on September 21, 2020 made by Reliford, seconded by Powers

Old Business

- David Smith Letter of Intent to put up wind turbine at 12291 Sullivan Rd. , tabled as he was not present.
- Medical marijuana growing ordinance
 - Member of the board will review Village of Emmett and Algonac's ordinances taking special notes on:
 - definition
 - Structure on property
 - Number of caregivers
 - Primary residence

No new Business

No Correspondence

Motion to adjourn at 8:50pm made by Reliford, seconded by Powers

Respectfully Submitted by Acting Recording Secretary,
Carrie Roose

Motion to approve minutes made by Reliford, seconded by Roose

Emmett Township Planning Commission
November 16, 2020 Meeting Minutes

Meeting called to order by Chairman Mueller at 7:07 pm

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

Motion made by Reliford, seconded by Roose, to approve the October 19, 2020 minutes.

Guests in the audience:

~~No~~ new business

- Discuss creating a medical marijuana growing ordinance. Started reviewing other community's ordinances, as well as the Village of Emmett's ordinance

No other discussion

No correspondence

Motion to adjourn at 8.46 pm made by Reliford, seconded by Roose

*Minutes approved, with correction, made by
motion made by Powers - 2nd by Reliford*

*Respectfully Submitted By,
Joan Bowen
Acting Recording Secretary*