

Midland Township Planning/Zoning Commission
Meeting Minutes
September 4, 2019

1. Meeting called to order at 7:02 pm by Robin Holt; Andrea DuBois seconded.

II. Attendance

Present:

Andrea DuBois
Phyllis Hlavacek
Robin Holt
Tim Mott

Absent:

Matthew Clarey

Additional:

Paul Heyse
Larry Houthoofd

III. Approval of Minutes

February 6, 2019

March 6, 2019

April 3, 2019

May 1, 2019

VI. Public Comment

None

V. Old Business

A. Incorporate Storage Container amendment in Zoning Ordinance

The recommendation of the planning commission went to the board and they approved with no changes. Robin Holt will get a copy to add to the zoning ordinance books.

VI. New Business

A. Site Plan Review submitted by Larry Houthoofd for pond at 1053 S. Grey Rd.

Larry Houthoofd was present to explain his plan for a pond (see attached map). Has submitted map and application. Because of the location of the pond, the DEQ was contacted and an application was submitted. A few adjustments have been made accordingly. Nothing has been heard from them.

1. Robin Holt moves to approve the site plan review with several stipulations: the check clears, approval is heard from the DEQ approving the revised site plan and a revised site plan is submitted. Andrea DuBois seconded the motion.

2. Roll Call Vote:

Robin Holt Aye
Andrea Dubois Aye
Phyllis Hlavacek Aye
Tim Mott Aye

B. Proposed change to Section 305-Accessory Buildings

1. Discussion as to the change of distance from lot lines regarding attached and detached additions to existing structures. Explanation of the difference is in the ordinance, and other changes will be stipulated in a further

building permit. Building inspector is involved in either situation, and can give important information in either way. Decision is ordinance is ok as is.

C. Meeting date changes due to Matt Clarey Attendance

1. Matt Clarey is unable to attend Wednesday meetings throughout the year due to a work conflict.
2. After discussion, meetings are going to be moved to the first Thursday of the month for the time being.
3. Robin Holt will make changes to existing schedule at Township Hall.
4. The change will be reevaluated if it isn't working.

D. Proposed Solar Farm Amendment (addition) to Zoning Ordinance

1. In talking to attorneys, they recommended the Solar Farm Zoning Ordinance-which stands alone for the time being-be incorporated into the Use of Land Zoning Ordinance.
- 2 One suggestion would be to suggest a minimum square footage for a solar farm. Subject is to be tabled for now.
3. Will be revisited with information from other like township ordinances. When is Master Plan due? Robin will check on that.

VII. Other Business

A. Shangle Property-681 Pinewood Drive

1. Would like to buy property across street and add it to his parcel. How does that work for the property? What can be constructed on that property?
2. Each piece of property would have to be evaluated on its own merit.

VIII. Next scheduled meeting is Thursday October 3, 2019, at 7 pm.

IX. Adjournment at 8:20 by Robin Holt; seconded by Andrea DuBois.