

# Minutes of Emmett Township Planning Commission

---

*January 16, 2017*

Chairman Mueller called the meeting to order at 7:00 pm. Roll call taken with Mueller, Bowen, Reliford, Powers and Dumas present.

Mueller asked the planning commission to read and review the December minutes for the regular meeting. Powers made a motion to accept the minutes as corrected changing Powers to Mueller. Dumas seconds the motion. With all in favor, motion carried.

Mueller called the open hearing to order for the current zoning map update at 7:09 pm. Opening the forum up to public comments and concerns. Mueller asked each person to state name and address.

James Konarski, 12939 Bryce Road

Does it change our assessment and current value? Mueller, no doesn't change the assessed value. Okay, I am good.

Chris Pietras, 3864 Breen Road

How will this change from mobile home park affect the camp ground? Mueller stated that the camp ground will remain non-conforming commercial and showed Pietras the 2013 change in the future land use map where the camp ground can be zoned commercial in the future. ~~Pietras~~ stated that he already purchased two more properties, what happens? Mueller explained that with the future land use map change, you are able to come to the planning with your site plan, have an open hearing like today to request a zoning change to commercial. Pietras was happy to be able to expand.

*Pietras* →

Brian Elliot, 3720 Breen

Elliot is attending for himself and his father, worried about one residence being a mobile home with plans to tear it down in the future and build a house. Mueller stated this will make it easier.

Mueller asked for any other comments, no other comments. Mueller made a motion to close the open hearing at 7:15 pm and reopening the regular planning commission meeting. Reliford seconded the motion. With all in favor, motion carried

Mueller asked the planning commission if everyone has reviewed the current zoning map changes. Everyone on the planning commission has carefully reviewed the map. Mueller asked for a motion. Mueller made a motion to approve the current zoning map with changing a portion of the mobile home district to agricultural. Dumas seconds the motion. With a roll call vote Powers-yes, Reliford-yes, Bowen-yes, Mueller-yes, and Dumas-yes. With all in favor motion carried. Dumas read resolution EPC-Res 2017-2 and made a motion to accept the resolution as

---

## Minutes of Emmett Township Planning Commission

---

read. Reliford seconds the motion. With a roll call vote Dumas-yes, Mueller-yes, Bowen-yes, Reliford-yes and Powers-yes. With all in favor motion carried.

Butler → Pietras sent in his homebased business letter and offered some positive suggestions. Mueller will talk to ~~Butler~~ and Heiden about possibly adding a link onto the townships current website and what the cost would be.

Kenneth Sutton is looking into starting his HVAC metal duct shop with store front in Emmett township. Two properties are of interest. Bowen asked if he should have included in the letter of intent the small store front. Mueller said yes, he will notify Sutton and when the new letter of intent and more information comes in; he will email it to everyone on planning for review. Also asked the planning commission to review the ordinances. One property is future land use commercial and the other is non-conforming commercial. Agenda for next meeting.

A lady from Arizona is calling asking about Solar Energy Field. Dumas did some research prior to the meeting and gave each planning commission member a copy of an email she received from David Struck including Greenwood Twp ordinance and Lapeer county solar energy ordinance. Mueller also did some research and will email everyone more information.

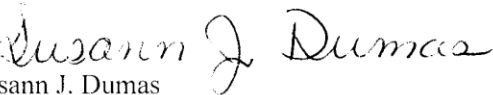
Meeting matters to the public, several residents inquired about the pile of dirt and garbage in the ditch in front of the township hall. Mueller told everyone to attend the board of trustees meeting next month and inquire.

Communications.

1. Homebased letter response from KOA campground
2. Planning and zoning workshop.
3. Richmond township medical marijuana workshop

Reliford moved to adjourn the meeting 8:15 p.m. Powers seconds the motion. With all in favor. Motion carried.

Recording Secretary of the Emmett Township Planning Commission.

  
Susann J. Dumas