

**LILLEY TOWNSHIP
NEWAYGO COUNTY, MICHIGAN
2021 PLANNING COMMISSION ANNUAL REPORT**

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTIONS IN 2021:

Meeting date – January 21st, 2021 was Virtual with all members attending including Israels, Doornbos, Hoving, Moore and Bonnett.

Election of Planning Commission Officers for three-year terms as follows:

Cindy Israels – Chairman

Robert Doornbos – Vice-Chairman

Judith Hoving – Recording Secretary

All were elected unanimously

New Business included the following:

Community Surveys to be used in updating the Master Plan were sent out to the community and are being returned, due by March 1st. Each member will receive copies of the survey results prior to the next meeting.

Discussion of the need for a computer only for the Planning Commission use and to serve as permanent record of all procedures for township records. Chairman Israels will research costs and requirements.

Voting was unanimous in favor of requesting approval by the Board for acquiring a computer for the stated use.

Special Meeting date – March 18th, 2021 with all members attending in person

Special Event Application and site plan was made representing property owner Rick Fulton for a permit to hold a Hog Bash Camping fundraiser in connection with the Blessing of the Bikes. Final documentation required.

Special Event Application and site plan by the Bitely Boys Riders Club to hold a temporary camping permit and activities on Township property and activities was in full compliance.

Special Event Application by Bitely Boys RC for Spring Putt Putt. Later cancelled.

Special Event Applications were approved for presentation to the Township Board, for Board approval, at the scheduled April 12th meeting. Presentation is pending final receipt by the Chairman showing full compliance with Special Event Application rules.

Master Plan Training – March 30th and 31st

All members met in person at the Township offices for VIRTUAL ZOOM classes given by the Michigan Association of Planning. Present at both meetings were Israels, Hoving, Doornbos, Moore and Bonnett.

Topics included the Michigan Planning Enabling Act, responsibilities including adoption of and implementation of a Master Plan and support of Zoning. An educational binder was supplied with extensive information for use by the members in completing the Master Plan.

Meeting date – April 22nd, 2021 was Virtual with all members attending

There being no new business, regular business was suspended for the purpose of combining all data from the public surveys. Due to lateness of the hour it was agreed that Israels and Hoving would complete the work the next day.

Meeting date – July 15th, 2021 with all members attending in person.

Correspondence:

1. The Ver Hage application for a land use change was delayed to a later date.
2. The submission from Parallel Infrastructure regarding a new Cell Tower will require a Special Meeting to be set up for August 19th, 2021 to accommodate representatives on all sides of the issue, both public and legal, to be represented.
3. Deb Vargas requested a future property split requiring a zoning change.

Master Plan Survey:

A Community Survey Analysis on the Master Plan surveys has been completed by Israels and members discussed the most common public comments. Blight was the most commented on item. Discussion included Master Plan subjects such as Township History, the five and ten year plans, population growth and the future of the old VFW Building.

Public Hearing date – August 19th, 2021 with all members attending in person.

After regular procedure was completed, the meeting was turned over to Lilley Township legal counsel Clifford Bloom of Bloom Sluggett, PC who explained how the process should proceed in accordance with Township Zoning and State and Federal Laws.

The AT&T and Parallel Towers representatives were requesting approval of a new Cell tower for their use to enable AT&T to leave the existing tower owned by SBA Communications. Each side provided documentation to support their side of the question. There were public comments both for and against a new tower.

Public hearing was closed to allow the Planning Commission to deliberate.

Legal counsel then advised that deliberation should be based on our Zoning Ordinance 20.07YY and section 20.04 Section A.

Legal Counsel had provided a five-page legal Exhibit A that included extensive instructions to the membership and all legal issues relating to these deliberations.

On section 20.07YY consensus was reached on the first paragraph with two dissenting votes And three yes votes. On questions one through five a consensus was reached with all five members voting yes.

Motion made by Doornbos to recommend approval of cell tower application from Parallel Towers III LLC with conditions number one, that they allow co-locations and two, that they keep rates reasonable for co-locating. Seconded by Hoving.

Roll call: Moore, No, Hoving, Yes, Doornbos Yes, Israels, Yes, Bonnett, No.

Motion carried.

NOTE: More detailed documentation about this Public Hearing, including Exhibit A, can be found on the Lilley Township Website under Planning Commission Minutes for August 19th, 2021

Public Hearing date – September 16th, 2021 with four members present in person, and member Bonnett, Absent.

Special Event Applications, not requiring a public hearing, were presented as follows:

Bitely Boys – Fall Putt Putt

Tammy Owens – Halloween Trunk or Treat

All requirements having been met, voting was unanimous to approve applications and to present them to the board at the next meetings.

Public Hearing for Andrew and Melissa Ver Hage property. A request for approval to change the current business model from retail to storage units with the old retail building to be used as office space for the storage business. Site plan was in order and zoning requirements were met per the Zoning Officer. Public comments were asked and answered by the property owners to the public's satisfaction. Other charges made against this application were found to be without merit by the Zoning Officer as the complainant was not present to offer explanation.

Motion made by Moore, seconded by Doornbos to approve and send application to the Board for final approval. All in favor – Motion Carried

Public Hearing for Vargas Property regarding the Rezoning of two 25 acres parcels from Rural Residential to Medium Density Residential. Much discussion resulted in the decision to table this application until the next Planning Commission Meeting to be held on October 21st, 2021 when the final site plan can be reviewed and final determination can be made.

Motion to table by Moore, seconded by Doornbos. All in favor – Motion Carried

Meeting date – October 21st, 2021 with all members attending in person.

The regular agenda items were completed and approved.

Public comment regarding the poor condition of a property on Cleveland and will be sent to the Zoning Officer. Questions regarding lane marking and roadside lines on Cleveland will be sent to the Supervisor along with comments on the Transfer Station.

Old Business: The Vargas Rezoning application has been considered by the members pending final clarification and additional requirements. Full detail is available on the Township website under Planning Commission Minutes. Final rezoning of the Vargas Property to be presented to the Township Board at their regular meeting to be held November 8th, 2021. A final checklist will be included at that time.

Motion to present the Vargas Application to the Township Board was made, with conditions, by Moore Seconded by Doornbos. All in favor – Motion Carried

Note: At a later date, Vargas completely withdrew her Zoning Change Application

New Business: Bush Short Term Rental Application.

Israels Requested first a clarification on Pole Barn rules that came up in public comments.

Zoning Officer Wroblewski requested a Special Meeting to discuss Short Term Rentals due to a complaint and request for approval of a short-term rental application. After discussion and public input, it was decided to refer the subject of Short-Term Rentals to our Township legal counsel since there is currently legislation in the Michigan Legislature that would possibly interfere with any local decisions. A tentative Special Meeting was suggested for November 18th, 2021 pending legal opinion being received. Tentative meeting was not held.

This was the final meeting held by the Lilley Township Planning Commission in 2021.

The Lilley Township Planning Commission meets regularly four times a year on the Third Thursday of the month. The 2022 meetings will be held on January 20th, April 21st, July 21st and October 20th, 2022.

Attachments include Planning Commission attendance for 2021 and ongoing projects that the Planning Commission will be working on in the upcoming year.