

**Palmyra Township  
Planning Commission Special Meeting Minutes  
July 20, 2022**

Meeting called to order at 12:10 p.m. by Planning Commission Chair Deborah Comstock at the Palmyra Township Hall, 6490 Palmyra Rd.

Members present: Deborah Comstock, Laurie Isley, Vivian Pell, Mark Crane, Carmen Loar, Ryan Mapstone

Members absent: None

Audience Attendance: 3

Motion Mapstone, support Loar to approve the agenda as presented. **Motion carried**

Motion Mapstone, support Crane to approve the June 15, 2022 Special Meeting/Public Hearing Meeting Minutes. **Motion carried**

**Written Comment:** None

**Public Comment:**

- Marcus Nagley thanked the Planning Commission for considering changes to the Zoning Ordinance for new services.
- Jeff Ehlert stated that he supports what is taking place to revise the current Zoning Ordinance. He asked that the Planning Commission would consider new ventures that would benefit the entire community.
- Rob Tesznar agreed with Jeff Ehlert's comment, and also stated that changes to the Zoning Ordinance could provide the township a more stable tax base.

**Communications:** N/A

**Old Business:** None

**New Business:**

**The following are recommended amendments to Article VIII – General Provisions of the Working Document of the Zoning Ordinance:**

- **Section 8.03 – Adult and Child Foster Care Facilities**
  - Section 8.03, A: Strike “and Village Residential (VR)”
  - Section 8.03, B: Strike “Small” in Adult Foster Care Small Group Homes as well as “and Village Residential (VR)”

- Strike all of Section 8.03, C: “Child Foster Care Facilities shall be considered as a Special Land Use in the Agricultural (AG), Agricultural and Residential (AR), Mobile Home Residential (MH), and Village Residential (VR) Districts, subject to the following standards:”
- Change Section 8.03, C, 1 to letter C.; strike “and Village Residential (VR)”; strike “subject to the following standards” and replace with “subject to the standards required by the State of Michigan.”
- Strike Section 8.03, C, 1, a: “Such facilities shall provide no less than forty (40) square feet of sleeping room per child with all other requirements provided in accordance with the applicable State standards.”
- Change Section 8.03, C, 2 to letter D; add “of seven (7) or more children” after Child Foster Family Group Homes; add “in the Agricultural (AG), Agricultural and Residential (AR), and Mobile Home Residential (MH) districts” after Special Land Use; strike “subject to the following standards” and replace with “subject to the standards required by the State of Michigan.”
- Strike b, c, and d of Section 8.03, C, 2
- **Section 8.04 – Adult Regulated Uses**
  - Section 8.04, D: After “zoned residential and” of the second sentence, add “shall be”
  - Section 8.04, E, 1: In the first sentence, strike “is a use that”
  - Section 8.04, E, 2: In the first sentence, strike “is” and replace with “may”; add “be” after “not”; strike in the second sentence “except that such restrictions may be waived” and replace with “unless approved”; strike “approved by” in the third sentence.
- **Section 8.05 – Airports**
  - In the opening statement, “Airports are subject to the following standards,” add “a Special Land Use” after “Airports are”
- **Section 8.06 – Amusement (Temporary) Enterprises**
  - In the title, add “Two (2) Weeks or Less” in the parenthesis after “Temporary”
- **Section 8.08 – Auction Houses:** Strike entire section. This needs to be added in the current Zoning Ordinance in Section 4.5.2 as L. Auction Houses
- **Section 8.09 – Automobile and/or Motorcycle Service Stations and repair Shops or Garages:**
  - Strike the entire title of Section 8.09 and replace with “MOTOR VEHICLE SERVICE FACILITIES”
  - Section 8.09, A: Strike “In order to regulate and control the problems of noise, odor, light, fumes, vibration, dust, danger of fire and explosion, and traffic congestion, which results from the unrestricted and unregulated construction and operation of automobiles and/or motorcycle service stations and repair shops and to regulate and control the adverse effects which these and other problems incidental to the automobile and/or motorcycle service may exercise upon adjacent and surrounding areas, the following additional regulations and requirements of this section apply.” And in

- Section 8.09, A: Strike “automobile and/or motorcycle service stations and repair shops or garages” and replace with “motor vehicle service facilities” in the following sentence: “No automobile and/or motorcycle service stations and repair shops or garages existing on the effective date of this Ordinance shall be structurally altered to provide a lesser degree of conformity with the provisions of this section than existed on the effective date of this Ordinance.”
- Strike the last sentence in Section 8.09, A, “Automobile and/or motorcycle service stations or repair shop building housing and office and/or facilities for servicing and/or washing motor vehicles shall meet the following requirements.”
- Section 8.09: Add letter “B. Motor vehicle service facilities shall meet the following requirements:” (Numbers 1, 2, 3, 4, and 5 of Section 8.09, A, will now fall under B.)
- Section 8.09, A,3: Strike “In addition to setbacks, all facilities shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or overhanging any public sidewalk, street, right-of-way or required setback” and add “All fuel dispensing equipment shall meet state and federal guidelines.”
- Section 8.09, A,4: Correct grammar error by replacing “or” with “of”
- Section 8.09, A, 5: Add “and hazardous substances” after “Storage of all petroleum products” and strike “DEQ and EPA regulations and shall meet the requirements set forth in SECTION 10.04 – USE, STORAGE and HANDLING of HAZARDOUS SUBSTANCES” and replace with “state and federal regulations for use, storage, and handling.”
- **Section 8.10 – Bed and Breakfast Accommodations:**
  - Section 8.10, A: Strike “Each premise must be occupied and operated by its owner” and replace with “Bed and Breakfast Accommodations must be operated under the guidelines of the State of Michigan and requires a Special Land Use permit.”
  - Section 8.10, C: Strike “six (6)” and replace with “ten (10) or fewer”; also strike “No bed and breakfast sleeping room shall be permitted that does not comply” and replace with “and must comply”
  - Strike Section 8.10, D “There shall be no separate cooking facilities used for a bed and breakfast stay.” And change numbering value to coincide with the striking of “D”
  - Section 8.10, I: Strike “interior side yard or rear yard”
  - Section 8.10, K: Strike “Environmental”
  - Section 8.10, L; Strike “review by the Planning Commission” and replace with “operation”

**Recommended Amendments to Article IV – Zoning Districts Regulations of the Zoning Ordinance #11-2020:**

- Section 4.1.3 Special Use (AG District): Add in L. “Veterinary Clinics”
- Section 4.5.2 Permitted Uses (Commercial District): Add “L. Auction Houses”

Motion Isley, support Mapstone to accept the edits of Section 8.01 through Section 8.10 of the Working Document and the changes to Article IV - Zoning District Regulations to this point. **Roll call vote:** Pell – yes; Mapstone – yes; Loar – yes; Comstock – yes; Isley – yes; Crane – yes  
**Motion carried**

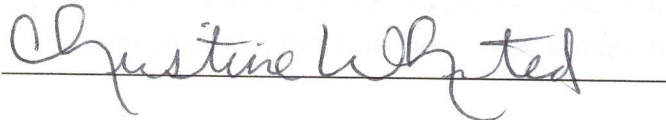
**The Planning Commission will resume their review at Section 8.11 - CAMPGROUNDS, GROUP and ORGANIZED CAMPS, and GENERAL and SPECIALIZED RESORTS**

**Adjournment**

Motion Crane, support Loar to adjourn at 5:27 p.m. **Motion carried**

**Next PC Regular Meeting: September 6, 2022**

These minutes were prepared by Christine Whited, Clerk.

  
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