

**Palmyra Township**  
**Planning Commission Special Meeting**  
**July 2, 2024**

The meeting was called to order 7:00 pm and the Pledge of Allegiance was led by Chairperson, Ryan Mapstone.

Present: Ryan Mapstone, Carmen Loar, Mark Crane, John Turpening

Absent: Vivian Pell, Rich Beauleaux

Audience in attendance: 8

Motion by John Turpening to approve agenda as presented, carried by Carmen Loar. Motion carried.

Motion by John Turpening to approve June 4, 2024 Regular Meeting minutes as written, carried by Mark Crane. Motion Carried.

Written Comments- None

Public Comments-None

Motion to open Public Hearing by Mark Crane at 7:06 pm. Carried by John Turpening. Motion carried.

- Julie Demlow opposed to group childcare home in agriculture area. Spoke of concerns for increased traffic and area containing too many businesses in residential ag area.
- Jennifer Scott opposed to group child care home. Spoke of concerns for bus traffic, increased traffic, and dogs barking.
- Letter read by Chairperson Ryan Mapstone opposed to group childcare home from David and Karen Finn. Concerns included safety regarding local residents shooting firearms for various reasons during the daytime, shared outdoor area between children and dogs within group childcare home, swearing on property, trash being taken to the road on Monday night prior to Wednesday pickup, well and septic concerns, and increased wear and tear of roads due to bus and car traffic. Additional concerns listed included the noise of the homeowner's diesel truck, loud music from the homeowner as they drive to and from the property, and increased noise from parents and buses honking horns.

- Property owner Janet Scharer addressed members of Planning Commission. Scharer detailed history of group childcare home. Scharer states she has operated business for 20 years in more than one location. Scharer addressed concerns regarding dogs, staff, children in backyard, inspections by State of Michigan previously completed, hours of operation. Daycare is currently operating. Homeowner is currently licensed by the State of Michigan to care for up to 14 children.
- Email from Todd Roach, Palmyra Township Building Inspector confirming property meets all MZEA requirements.
- Phone call regarding concerns for hunting safety by local property owner.
- Members of the Planning Commission reviewed current ordinance and MZEA requirements. MZEA Act 110 of 2006 125.3206 reviewed.

Motion to Grant Special Use Permit by Mark Crane. Carried by Carmen Loar. Motion carried at 8:08 pm.

Motion to close Public Hearing by Mark Care at 8:12 pm. Motion carried by Carmen Loar. Motion Carried.

#### Old Business

- Motion to approve draft letter of Intent to Review Master Plan by Mark Crane. Motion carried by John Turpening. Motion carried.
- Planning Commission members discussed data that would need to be updated in current Master Plan. Discussion regarding water security within township. Planning Commission to review Master Plan checklist prior to next meeting.

#### New Business

- Mark Crane spoke of creating plan to match states regulations regarding wind, solar, and battery storage. Plan to be brought to Board Members at next meeting. Discussion regarding possible Special Use Meeting to achieve this to be decided at a later date.

Next meeting: September 17, 2024

Motion to adjourn meeting at 9:09 pm by Carmen Loar. Carried by Mark Crane. Motion carried.

These minutes were recorded by Carmen Loar.