

Palmyra Township
Planning Commission Meeting
October 17, 2023

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

Present: Ryan Mapstone, Laurie Isley, Carmen Loar, Vivian Pell, Josh Leupold, Mark Crane

Absent: Leonard Weinlander

Audience in attendance: 0

Motion by Laurie Isley to approve agenda as presented, carried by Carmen Loar. Motion carried.

Motion by Laurie Isley to approve September 19, 2023 Regular Meeting minutes as written, carried Ryan Mapstone. Motion Carried.

Written Comments- None

Public Comments-None

Old Business

- Review of Article VIII of the ZO

Members discussed everyone needs updated working document and copy of updated solar documents moving forward. Discussion on how best to obtain those documents. Documents to be prepared for next meeting.

Update to Section 8.26- INCINERATION of ANY REFUSE, INDUSTRIAL, HAZARDOUS, or OTHER WASTE: Addition to "as may from time be amended" to the end of paragraph F. Removal of "as may from time to time be amended" from Section 8.26 F.1, F.2, and F.3. Addition of "Special Use Permit" to first sentence "Incineration of any refuse, industrial, hazardous or other waste when conducted within an approved and enclosed incinerator plant requires Special Use Permit and is subject to the following conditions". Motion by Laurie Isley. Support by Mark Crane. Motion carried.

Motion to approve changes to section 8.26 as amended by Laurie Isley. Support by Vivian Pell.

Review of Section 8.27- KENNELS (Commercial) and Section 8.28 KENNELS (private)

Discussion of whether commercial kennels should be considered a special use permit in Section 6 of ordinance. Discussion regarding number of dogs to be considered a commercial kennel vs private kennels as defined in Section 8.28. Discussion on role of

Section 8.28 for enforcement by local dog warden. Motion to remove Section 8.28 from ordinance by Laurie Isley. Motion supported by Mark Crane. Motion carried.

- Minimum Lot Width of 400' in Article IV- Zoning District Regulations, Section 4.8.1

Ryan Mapstone reports he spoke to two townships regarding minimum lot width. One township reported they were at 350' and the other reported they were at 500'. Recent board meetings have discussed possible changes to the 400' minimum lot width when splitting properties. Review of current diagram by Planning Commission. Currently variances have been granted by ZBA. Planning Commission agrees to maintain current ordinance and allow special circumstances to be evaluated by ZBA. Motion to leave ordinance unchanged by Carmen Loar. Supported by Josh Leupold. Motion carried.

New Business

- Planning Commission Meetings for 2024. Future meetings scheduled for 01/16, 03/19, 09/17, and 10/15. Motion to approve 2024 meetings by Carmen Loar; motion supported Vivian Pell. Motion carried.
- Mark Crane spoke to Planning Commission regarding proposed legislative changes to regulate local township's ability to self-govern regarding temporary housing, sand and gravel pits, wind, and solar. Proposed changes would be managed by Michigan Public Service Commission. Crane reports he attended MTA training regarding the upcoming legislative changes and was informed this would negate local voting regarding solar energy.
- Mark Crane discussed recent questions on enforcement of local ordinances. Crane informed members he attended MTA training on recommendations on successful enforcement. Crane reports Township Board is going to request Planning Commission begin process of finding enforcement officer and define job titles and funding.

Next meeting: January 16

Motion to adjourn meeting at 8:44 pm by Laurie Isley. Supported by Mark Crane. Motion carried.

These minutes were recorded by Carmen Loar.