

SHERMAN TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
APRIL 09, 2025

1. Commission meeting called to order 7:00 pm.
2. The commission meeting closes at 7:00 pm.
3. Public hearing opens at 7:01 pm
 - ✓ See attachment for public hearing minutes.
4. The public hearing closes at 7:12 pm.
5. The commission hearing opens at 7:13 pm. Pledge.
6. Roll Call:
 - Present: Doug Berens, Wayne Berens, Al Smalligan, Don Clark, Mark Kukal
 - Absent: Jim VanBoven, Butch Deur
7. Approval of Agenda: 1st by Doug Berens and 2nd by Al Wayne Berens
8. Approval of Meeting Minutes: 1st by Al Smalligan and 2nd Mark Kukal
9. Public Comments (3 minutes): None
10. Communications:
 - Chairman's Comments: None
11. Existing Business: 400 square foot change as discussed in the public meeting. Please see the attachment.
12. New Business: Tyler VanBoven use of land for mud bog run.
 - ✓ Two events dates in 2025. May 4 and October 4
 - ✓ Not going to be building anything permanent.
 - Ryan stated that because this is an event they do not need a special use permit.
 - Al asked what other townships do. Ryan stated that he does not recommend that we copy what the nearby townships have.
 - Ryan talked about a Special Events Permit: (Sherman Township does not currently have this in place).
 - This is for activities here the resident would state:
 - This is what I am going to do.
 - Why am I going to do this.
 - When I am going to do this.
 - Can do legally while the committee talks about working on a Special Events Permit.
 - Events are the same as freedom of speech.
 - Having rules in place will be protection for the township.
 - If this is run correctly it will make it easier for next year.
 - You could charge a small fee or charge nothing.
 - They could have specific dates of the event or a range.
 - Joe Maksymowksi spoke regarding helping Tyler run both events.
 - He has run events like this in the past.

- Karen Koprolces: Karen had questions regarding policing, bathrooms, alcohol, and the times of the event.
- Tyler VanBoven:
 - There would be set back of 100 yards
 - No drinking
 - Have security on grounds
 - Drivers would have to sign a liability waiver
 - There would be safety zones
 - Parking
 - The event would shut down prior to sundown
- The committee will discuss this at the May meeting.
 - Ryan will bring examples.

13. Review: Committee to discuss Event Permit at the May meeting.

14. Public Comment: The Amish would like to put up a greenhouse and the corner of Baldwin and 48th Street. This would be an addition to the existing farm stand.

- Do they need a special use permit or a regular permit that Chad can issue.
 - Greenhouse for hanging baskets and flowers.
 - They did not bring a drawing of what the layout would look like with the addition of the greenhouse.
 - Greenhouse would be around 30X48.
 - This year they would be buying and reselling the baskets and flowers. Going forward the goal is to grow more of the baskets and flowers themselves. (Would this fall under right to farm or would they need a special use permit).
- Ryan Seyferth –
 - He would like to know what the plan for the property is.
 - Descriptive of what they would do going forward.
 - He would like to see a sight plan.
- Al Smalligan –
 - What materials would be used.
- Orlie Miller –
 - Orlie was hoping that they could just come in and get permission to put up the greenhouse because it is not a permanent structure.
- Ryan is going to work with Chad on this.
 - A permit would protect the township, and the neighbors close to this property.
 - They would have to follow the process and rules

15. Adjournment: 7:45 pm

Respectfully submitted by,
Chris Berens

Public Hearing
Sherman Township Planning Commission
April 9, 2025
7 pm

Reduce the minimum square footage.

- ❖ See attached wording for the proposed language to be changed.

Public Comment:

➤ Warren:

- Was this change from a realtor or resident?
 - Chad: We have had several requests regarding this.
- Are we following nearby townships?
 - Ryan: There are five townships that have reduced their square footage.
- Do they have to stay within the current building code?
 - Ryan: Building codes are state driven. We cannot change them.
- Do they have to be hooked up to sewer and have electricity?
 - Ryan: Yes, they would have to be hooked up to sewer and have electricity.

➤ Ryan:

- Back in the day the square footage was set to eliminate trailers.
- When the planning commission talked about this change, we talked about leaving it where it is now, reducing it or eliminating it.
- They cannot be on wheels.

Closed public comment: 7:12 pm

Board meeting opened: 7:13 pm

Board: there was no discussion.

A motion was made by Doug Berens and seconded by Mark Kukal to recommend adoption to the Township Board. All members approved of this recommendation.

See attached Notice of Public Hearing.

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**NOTICE OF PUBLIC HEARING
ZONING ORDINANCE TEXT AMENDMENTS**

NOTICE IS HEREBY GIVEN THAT THE SHERMAN TOWNSHIP PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE SHERMAN TOWNSHIP HALL, 2168 S. WISNER AVE., FREMONT, MICHIGAN 49412 ON WEDNESDAY, APRIL 9, 2025 AT 7:00 P.M. REGARDING PROPOSED SHERMAN TOWNSHIP ZONING ORDINANCE TEXT AMENDMENTS TO: ARTICLE III, SECTION 3.02 – ACCESSORY STRUCTURES 1) B) REDUCE THE MINIMUM FLOOR AREA FOR ACCESSORY STRUCTURES FROM FOUR HUNDRED EIGHTY (480) SQUARE FEET TO FOUR HUNDRED (400) SQUARE FEET; ARTICLE III, SECTION 3.15 – DWELLING UNITS A) REDUCE THE MINIMUM FLOOR AREA FOR ONE-STORY DWELLINGS WITHOUT A FULL BASEMENT FROM NINE HUNDRED SIXTY (960) SQUARE FEET TO FOUR HUNDRED (400) SQUARE FEET, B) REDUCE THE MINIMUM FLOOR AREA FOR ONE-STORY DWELLINGS OR SPLIT-ENTRY HOUSES WITH A FULL OR WALKOUT BASEMENT FROM EIGHT HUNDRED (800) SQUARE FEET TO FOUR HUNDRED (400) SQUARE FEET, AND C) REDUCE THE MINIMUM FLOOR AREA FOR TWO-STORY DWELLINGS WITH OR WITHOUT A FULL BASEMENT FROM EIGHT HUNDRED (800) SQUARE FEET TO FOUR HUNDRED (400) SQUARE FEET; AND ARTICLE XVI, SECTION 16.05 – AREA REGULATIONS 5) REDUCE THE MINIMUM FLOOR AREA FOR EACH SINGLE LODGING UNIT FROM SIX HUNDRED (600) SQUARE FEET TO FOUR HUNDRED (400) SQUARE FEET. WRITTEN COMMENTS CONCERNING THIS REQUEST MAY BE DIRECTED TO THE SHERMAN TOWNSHIP PLANNING COMMISSION PRIOR TO 2:00 P.M. ON MONDAY, APRIL 7, 2025.

A complete copy of the amendments may be examined at the Township of Sherman Township Hall, 2168 S. Wisner Ave., Fremont, Michigan 49412, prior to the public hearing, during the Township's regular business hours. Written comments may be sent to the Planning Commission at the above address prior to the public hearing. Oral comments will be taken during the public hearing. This notice is published pursuant to the requirements of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended. Jamie Kukal, Sherman Township Clerk

" NEVER FORGET WHY YOU SERVE . . . TO DEFEND FREEDOM."

Ryan Seyforth	4751 South Baldwin
Justin Van Boven	3038 W 12 th St
Hannah Olson	6398 Ryerson Rd.
KAREN KOPPOLCIS	2112 W Park Lane
JOE MARSYMOWSKI	1112 S BALDWIN AVE.
Cyle Barrett	2892 W 12 th St.
Orlie Miller	4189 S Crosswell Ave
Samuel Miller	1519 W 60 th STR NEWARK
Tim Vilkov	2883 W 12 th ST Whitecloud
Walter Strous	1153 S Crosswell Ave

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