

Frankenlust Township Board Meeting  
September 10, 2024, 4:00 pm

Approved  
W-8-22-24

The regular meeting of the Township Board was held. It was called to order by Supervisor, Ron Campbell. The Pledge of Alliance was said.

**Present:** Campbell, Britton, Fisher, Ortner and Begick

**Excused Absent:** None

**Consent Agenda Items.** Motion by Ortner/Begick to approve the regular Board meeting minutes from August 13, 2024, except the Treasurer's reports and authorize payment of bills in the amount of \$449,104.03 from the General and Misc. Funds as needed. Roll Call Vote:

Fisher	yes
Campbell	yes
Britton	yes
Ortner	yes
Begick	yes

5 aye, 0 nay. Carried.

Public Input. None

**Fire Department.** Fire Chief Kukla is on a fire call. Fire Department Liaison Britton will give the report. Fire Department meeting minutes for September 5, 2024, are on file. There were 32 calls in August 2024. 289 YTD as of the end of August. Fire Chief Kukla has been receiving numerous calls to install smoke alarms. A free smoke alarm and the installation for our residents are free of charge.

**Nature Park.** No Report.

**Planning Commission.** Report is on file.

**Zoning Administrator.** Report is on file.

Bay Future. Motion Ortner/Begick to make the final payment for the 2020-2024 agreement in October 2024 for \$3500.00. Discussion. Roll Call Vote:

Campbell	yes
Britton	yes
Ortner	yes
Begick	yes
Fisher	yes

5 aye, 0 nay. Carried.

Renewing a new contract for Bay Future will be discussed in a future meeting.

**Inspectors Contracts.** After reviewing the Payroll for Inspectors pages, it was determined that errors under Zoning Inspector needed to be corrected. The date of the document should be August 29, 2024. "Zoning Administrator is paid a monthly salary of \$450.00 plus \$50.00 every zoning permit that he has finalized" will replace the current wording. Motion by Ortner/Fisher to approve the contracts as presented with the approved changes for Les Luptowski as Building Official, Building Inspector and Building Plan Reviewer as well as Thomas P. Verellen as Plumbing Inspector and Plumbing Plan Reviewer, Mechanical Inspector and Mechanical Plan Reviewer. 5 aye, 0 nay. Carried.

**Resolution 2024-002.** Motion by Begick/Britton to support Resolution 2024-002 for construction codes for installing a snow and ice shield to be inspected on a new construction or a complete roof tear off. Roll Call Vote:

Britton	yes
Ortner	no
Begick	yes
Fisher	yes
Campbell	yes

4 aye, 1 nay. Carried.

**MI Haus Property.** Motion by Britton/Fisher to decline all offers and considerations as presented in writing by Realtor Shelly Niedzwiecki from Ayre/Rinehart Bay. 5 aye, 0 nay Carried. Shelly is still working on our request for signs to be put on the property giving more information. Discussion on options for the Township using the MI Haus property.

**Apparatus Insurance.** Supervisor Campbell has been in contact with Michigan Municipal Risk Management Authority (MMRMA) and Jason Orton our insurance agent with David Chapman Agency and the Par Plan to discuss options for coverage on the fire apparatus. The Township doesn't qualify for a fleet plan. We will need to determine what value we want to set on the trucks for insurance coverage. The insurance agents will be asked to attend October's board meeting.

**Compliant Forms.** Supervisor Campbell presented Property Maintenance Code Complaint Forms that are currently being used in several townships. Discussion on Frankenlust Township needing a form, updates on current ordinances, need to do some research. Trustee Begick and Trustee Britton will do some research on the matter.

**Zoning Administrator.** Zoning Administrator Steve King resigned. October 31, 2024, will be his last day. Supervisor Campbell will be talking with a couple of possible applicants. A special board meeting may be called to fill the vacancy, if needed.

**Sheriff's Report.** August 2024 report on file.

**Duties of Clerk and Deputies.** Duties for the Clerk, Treasurer and their deputies are to be reviewed and discussed. Discussion on questions needed to gather the correct information for the board for the next meeting.

**Employee Paid Holiday** November 7, 2023, board meeting a motion was approved to pay office staff for 10 Federal holidays to be determined by the board annually. Discussion on the days off with pay and working other days off. It was agreed that the employees will be given the option of picking 10 of the 11 paid holidays to receive pay. They will not be able to come to work on days that the township is closed.

**Old Computer Equipment** Clerk Fisher will check into disposing the old computer equipment.

Motion by Fisher/Britton to adjourn 5 aye 0 nay Carried.

Meeting adjourned at 5:37 p.m.

Next Regular Meeting is October 8, 2024, at 4 p.m.

Debbie Fisher, Township Clerk

Ronald Campbell, Supervisor

# Frankenlust Township Planning Commission

Frankenlust Twp. Administration Building

## September 18, 2024 Regular Meeting MINUTES

### Attendees:

**Present:** Terri Scheuerlein (Chairman), Dave Helmreich, Jim Begick, John Fox (Secretary), Frank Linzner, Luana LeVasseur, Lyndsey O'Brien

**Absent:** None

**Also Present:** Spicer Group representatives, Frankenlust Township planning consultants

**Call to order:** Chair Terri Scheuerlein called the meeting to order at 7:00 PM.

**Introductions:** None

**Review of Minutes:** Lyndsey O'Brien motioned to approve the August 21, 2024 Regular Meeting minutes. Frank Linzner seconded. **Motion carried.**

**Public Comments:** None

**Old Business:** Jimmy Johns site plan. MLR, 6334 Westside Saginaw Rd., Ben Rybicki, parcel 030-001-300-065-03. Previously requested and submitted landscape plan was reviewed and discussed. This satisfies the requirement stipulated when the preliminary site plan was approved at the August 21 Commission meeting. A more detailed landscape plan will be required when the final site plan is submitted. No action by the Planning Commission required at this time.

**New Business:** **Amendments to Section 12.12 Solar Energy Facilities and Devices of the Frankenlust Zoning Ordinance.** Cindy Todd, Mike Daly-Martin and Noah Jones of Spicer Group explained in general terms what the potential effects of Michigan Public Act 233 of 2023 may have on Frankenlust Township after it takes effect this coming November. The three basic options available are:

- 1) Leave our existing 12.12 ordinance "as is" making it incompatible with PA233, or
- 2) Adopt a Compatible Renewable Energy Ordinance (CREO), or
- 3) Adopt a Workable CREO Ordinance, also called a CREO Plus.

Spicer will create a spreadsheet breaking out the provisions of our current ordinance and showing what PA233 says about each, showing what a CREO Plus might say, and offer a recommendation as to how we might want to rewrite or amend that part of our existing ordinance. Spicer will provide this spreadsheet as soon as possible, hopefully within a couple of weeks. The Planning Commission will then use that spreadsheet as a guide to discuss and determine how to adapt our ordinance to best serve the residents of Frankenlust Township and the township as a whole.

**Reports:**

**Zoning Administrator:** Zoning Administrator's report from Steve King for August 2024 reviewed and is on file.

**Building Inspector:** Building Inspector's report for August 2024 was reviewed and is on file.

**Planning Commission Members Issues/Concerns:** Various topics were informally discussed, none of which requires action by the Planning Commission at this time.

**Next Meeting:** October 16, 2024 7:00 PM – Frankenlust Township Administration Building

**Adjournment:** Frank Linzner motioned to adjourn. Dave Helmreich seconded. **Motion carried.** Chairman Terri Scheuerlein declared the meeting adjourned at 8:15 PM.

Respectfully submitted by,

John Fox, Secretary

Frankenlust Township Planning Commission

**DRAFT**

To: Frankenlust Township Board and Planning Commission  
From: Steve King, Zoning Administrator  
RE: September 2024 Zoning Report  
Date: September 26, 2024

Township Board and Planning Commissioners,

Below is a summary of zoning administration activities during the month of September 2024. I appreciate the chance to work with you in implementing and maintaining Frankenlust's zoning standards.

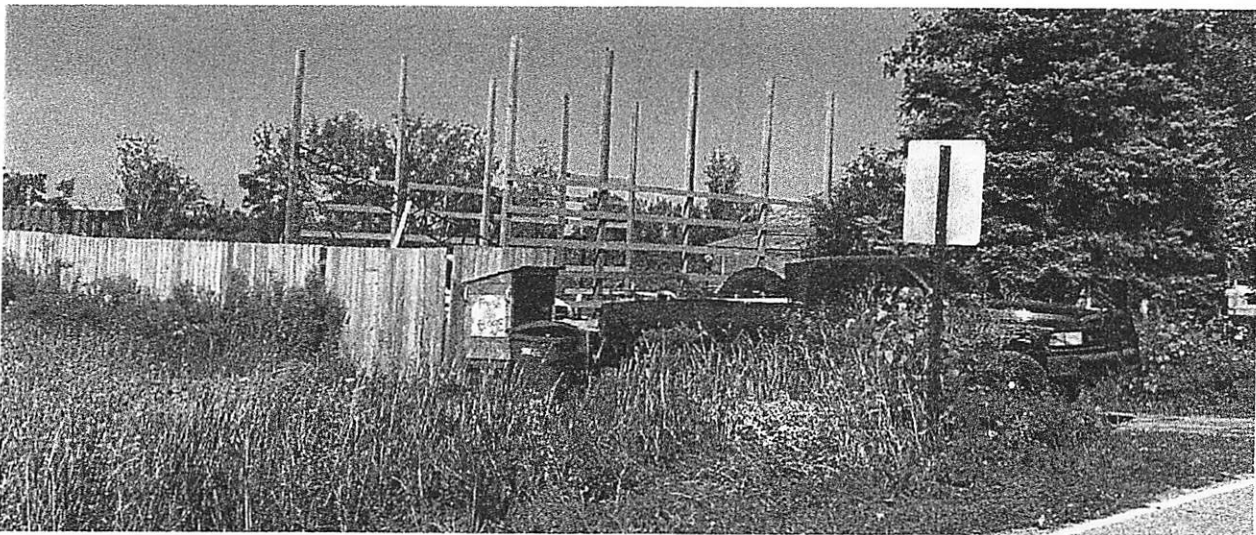
Thank you,

Steve King

#### **Enforcement Matters**

- 6332 S. Euclid

A zoning permit application for 6332 S. Euclid for the construction of a garage was denied recently due to the apparent placement of the residence – and the proposed garage area – within the FEMA 100-year floodplain. Ordinance #28 notes that a development permit (zoning permit) must be issued for any structure's construction to take place within a defined floodplain area. Unfortunately, the owner evidently began construction on this garage structure within issuance of either a zoning permit or building permit by the township. A court hearing is scheduled regarding this matter in October.



*6332 S. Euclid – unpermitted garage construction observed September 17, 2024*

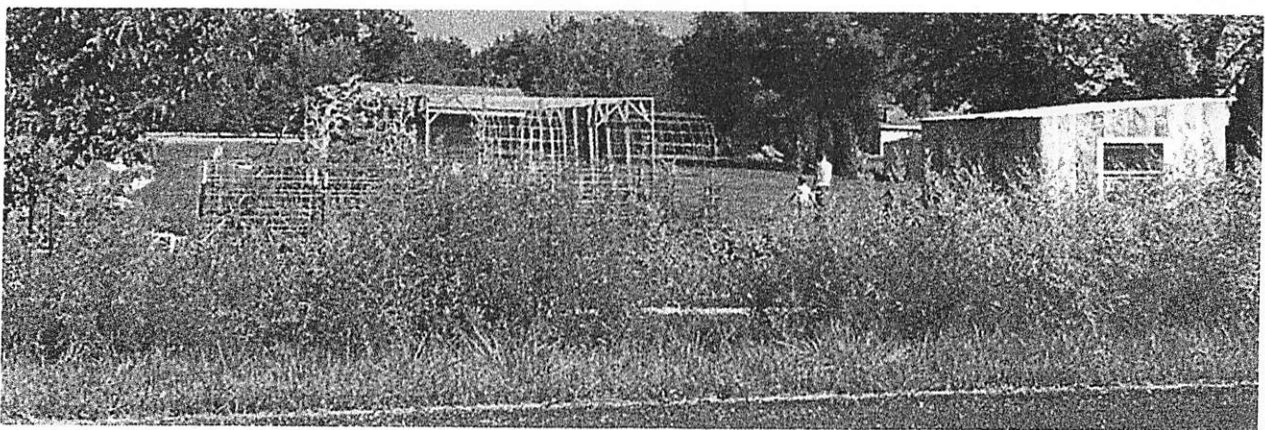




*The blue-shaded areas of this aerial image/map indicate the presence of the 100-year floodplain.*

- 6965 S. Mackinaw Road

Following an enforcement letter to the property owner, a discussion with that property owner, and subsequent review and discussion of the matter with township legal counsel, the property owner is being allowed to receive an administrative determination by the Michigan Department of Agriculture and Rural Development (MDARD) as to whether the site is protected under the Michigan Right to Farm Act. While section 7.06 of the zoning ordinance states that a parcel must have 10.0 acres of land to qualify under the GAAMPS (generally accepted agricultural management practices) of MDARD, the property owner believes they may still qualify for Right-to-Farm protections that would allow the keeping of chickens, as well as the roadside stand, by right under State law. (This parcel is zoned R-1, residential.) Ultimately, legal counsel is recommending to allow the State of Michigan Right to Farm administrative determination process to take place before proceeding with further enforcement action on this property.



*6965 S. Mackinaw Road*

### **Zoning Permits**

- 2748 Limerick – Fence

Applicants were approved for a six-foot-tall rear-yard privacy fence at their residence.

- 6748 Frankenlust – In-Ground Pool

Applicant was approved for the installation of an 18'x36' in-ground pool within their rear yard.

- 5971 / 5973 Faith Blvd – New Residential Condominiums

Applicant was approved for the construction of two new residential units, one on each of 5971 and 5973 Faith Blvd. These parcels are limited elements within a pre-approved condominium development (which is also subject to any provisions and limitations within that condominium's master deed).

### **Land Division Reviews**

- None