

Vassar Township Planning Commission Special Meeting Minutes (draft)

Vassar Township Hall

December 15, 2016

Call to order 7:03 pm

Pledge of Allegiance led by Chair Kendal Woodruff

Roll Call:

Member	Present	Absent	Excused
Erica Aymer	x		
Orv Hartung(vice-chair)	x		
Fred Welsh(secretary)	x		
Dan Zuzula	x		
Bill Gray	x		
Bob Reil	x		
Kendal Woodruff (chair)	x		

December 8, 2016 Regular Meeting Minutes

Erica Aymer requested changing me to we on page 2 under old business and on page 5 change evolvment to involvement. Fred Welsh moved to accept the minutes with corrections. Kendal Woodruff seconded the motion.

New Business

Our review of the Master Plan starts in Chapter 6. Fred Welsh said we need to send Vicky a good copy of the Zoning map. Fred Welsh reviewed our method of doing updates by projecting a copy of the updated Master Plan on the video screen and marking up changes in color using a computer to alter the document.

Bob Reil asked about if we were using act 110 of 2006 section 125.3502 for our base for land uses. Bob has the enabling act. Fred Welsh said that it would be good to check with Vicky Sherry about changes to the enabling act. Bob spoke about the relationship of the Master Plan to Zoning Ordinances. Fred Welsh said the Master Plan drives the ordinances.

Bob Reil said that Arbela Township charges \$500 for a business permit every year. While the amount is excessive, Bob thinks that a permit system would be good. Bob feels that an annual permit would be good.

Fred Welsh explained that Michigan Public acts are listed by PA # and year.

Fred Welsh said that the Master Plan should be done by the time Vicky Sherry comes to our meeting on January 12, 2017. Fred Welsh said the time reviewing the plan and the ideas that have been brought up are a major part of the value of the planning process.

Bob Reil asked if a public hearing is required before the plan is accepted. Fred Welsh said that Vicky Sherry has been a guiding force in making sure all the rules are followed.

Kendal Woodruff asked if all members have received a copy of the bylaws.

Erica Aymer asked if the names of churches listed in chapter 6 are correct. Specifically, has Chapel Hill Church changed to Lifeline Victory Center.

Fred Welsh informed the new members that there has been discussion about the level of future growth.

Fred Welsh said that our purpose in this meeting is to try to envision what the township will be like in twenty years. The population of the township is likely to be much older. Driverless cars and drones are going to change transportation and supply greatly. We are heading into a period of greater change than at any other time township history. (Amazon has just made its first delivery in England.)

Fred Welsh described how the industrial development pattern has changed since the last plan was created. Then, we massed industry in one place. Now we have a good deal of cottage industry.

Bob Reil said that new activity like windmills and marijuana should be considered.

Fred Welsh described the five types of providers that are regulated in PA 281 of 2016 www.legislature.mi.gov/.../2015-2016/publicact/pdf/2016-PA-0281.pdf. Fred said the Planning Commission needs to know what the effect of that law is on township residents. Bob Reil asked about marijuana ordinances in neighboring townships. Fred Welsh said Fremont Township has had an ordinance for five years. Vassar City has also done work on this.

Erica Aymer asked about grammatical errors in the document. Consensus of the group to be somewhat accepting of grammatical errors that don't change the meaning of the statement.

Fred Welsh asked the Commission if the Township still has a strip development program. Fred Welsh thinks that we haven't had much strip development lately. Fred said that some development might be like the campus system used by the nursing home being built on Frankenmuth Road by Riverside Cemetery. Fred Welsh said that Vassar has excess water capacity that could help build these facilities in the township. Fred asked if a paragraph about assisted living should be added. Bill Gray is concerned about building structures that are knocked down quickly. Fred Welsh said that short life spans are likely for buildings in the next few decades because of smart buildings and changes in structure use.

Kendal Woodruff said that the former plan said industry will not come in because of sewer and water. Fred Welsh said that our situation is different now. We have more small businesses. Kendal said that a home occupancy permit is required to have a business in a home. Kendal said many people don't let us know. Erica Aymer asked when a business starts and a hobby is exceeded. Bob spoke about the importance of enforcement. Fred Welsh said that the purpose of our Master Plan is to provide a base that all ordinances are built on. Fred Welsh said that we need to rethink how industry is done. Fred Welsh pointed out that 3D printers, CNC routers and small robotics change the

complexity of plant needed for manufacturing. Fred said we need to be knowledgeable of these processes so we do not get in the way unnecessarily.

Erica Aymer asked if we should add small business processes and techniques to our agenda for later meetings. Kendal said it would be good to read and understand the zoning ordinances.

Our conclusion is that business development is quite different now compared to large industrial facilities from decades ago. Much of it is small in nature. Larger facilities are still subject to being in industrial areas. Bob Reil related the development of Blasius's business in Tuscola Township.

Fred Welsh spoke of the need to review agriculture uses since agricultural processes have changed greatly and will change even more in the next twenty years. Vassar Township will see changes in this area. Kendal Woodruff spoke about robotic cow milking. Fred Welsh said that is why milk is now \$1.99 a gallon now. cc

Public Comment

No public comment.

Orv Hartung called for a motion to adjourn. Fred Welsh seconded the motion. Carried

Meeting adjourned at 8:26 pm

Next Meeting January 12, 2017 at 7pm

Respectfully Submitted


Fred Welsh

Secretary Vassar Township Planning Commission

Additional Document presented by Bob Reil.

Michigan Legislature - Section 125.3502

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Section 125.3502

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MICHIGAN ZONING ENABLING ACT (EXCERPT) Act 110 of 2006

125.3502 Special land uses; review and approval; application; notice of request; public hearing; incorporation of decision in statement of findings and conclusions.

Legislature

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Sec. 502.

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(1) The legislative body may provide in a zoning ordinance for special land uses in a zoning district. A ordinance concurrent special land use shall be subject to the review and approval of the zoning commission, the planning

Initiatives

the

commission, an official charged with administering the zoning ordinance, or the legislative body as required by the zoning ordinance. The zoning ordinance shall specify all of the following:

Public Acts (Signed Bills)

Resolutions (a) The special land uses and activities eligible for approval and the body or official responsible for reviewing and granting approval.

Search

Legislative (b) The requirements and standards for approving a Search request for a special land use.

Laws

SBT (Repealed) (c) The procedures and supporting materials required
Often Requested for the application, review, and approval of a special Laws
land use.

Requested Repeals

Basic MCL Search (2) Upon receipt of an application for a special land use
which requires a discretionary decision, the local

Advanced MCL

[http://www.legislature.mi.gov/\(S\(j0uszyfuum331432sOn10e45\)\)/mileg.aspx?page=...](http://www.legislature.mi.gov/(S(j0uszyfuum331432sOn10e45))/mileg.aspx?page=...)

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unit of government shall provide notice of the request as required under section 103. The notice shall indicate that a public hearing on the special land use request may be requested by any property owner or the occupant of any structure located within 300 feet of the property being considered for a special land use regardless of whether the property or occupant is located in the zoning jurisdiction.

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(3) At the initiative of the body or official responsible for approving the special land use or upon the request of the applicant, a real property owner whose real property is assessed within 300 feet of the property, or the occupant of a structure located within 300 feet of the property, a public hearing shall be held before a discretionary decision is made on the special land use request.

Syndication

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(4) The body or official designated to review and approve special land uses may deny, approve, or approve with conditions a request for special land use approval. The decision on a special land use shall be incorporated in a statement of findings and conclusions relative to the special land use which specifies the basis for the decision and any conditions imposed.

History: 2006, Act 110, Eff. July 1, 2006

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