

Vassar Township Planning Commission Minutes (draft)

Vassar Township Hall

May 11, 2017

Call to order 7:02 pm

Pledge of Allegiance led by Chair Bob Reil

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(chair)	x		
Paula Cavanaugh	x		

Regular Meeting Minutes for April 13, 2017

Erica Aymer said 'lime' in the trustee's report should be 'time'. Bill Gray moved to accept the minutes with corrections. Dan Zuzula seconded. Carried.

Zoning Report

May 9th 2017 zoning report

4360 Waltan rd. fence permit

April 17th

3921 brown -fence permit

April 10

6847 Vassar rd. -pole barn

permit may 4th

6721 oak rd. -pole barn permit

may 1

8 complaint notices sent out with 30 day warnings, spoke with attorneys about repeat offender options and commercial medical marihuana ordinance and whether we have the option of using a collection agency.

7243 Hess
7255 Hess
7233.5 Hess
7010 Washburn
5692 Hanes
6910 maple
3697 brown
833 state rd.
2 lots on birch lane

All addresses have been sent notices

Kendall Woodruff plans to make out a complaint form.

Bruce Foether asked what the standard is for cleanup. Kendall said 30 days is the waiting time. Bob Reil said the Planning Commission needs to address the waiting period. Kendall suggested that the planning commission find a company to remove this material. Fred Welsh asked if a law officer was necessary

when this removal took place. A law officer present is necessary. Fred Welsh said we should check with other townships on the waiting period for enforcement.

TRUSTEE REPORT
VASSAR TOWNSHIP PLANNING COMMISSION MEETING
MAY 11, 2017
FROM SPECIAL VASSAR TOWNSHIP BOARD MEETING
APRIL 29, 2017

1. Met to approve paying for two fire runs, one from February and one from March for the Millington Fire Department.

FROM VASSAR TOWNSHIP BOARD MEETING
MAY 9, 2017

1. Motion passed to hire R&R Excavating to mow Township road sides up to 15' where possible for a cost of \$6,000.00. Will review later to see if a second cut is necessary.
2. Graveling of certain Township roads was postponed until June Board meeting to determine cost of gravel and where to get it.
3. Motion passed to appoint Paula Cavanaugh to the Planning Commission. Her term will last to October 31, 2018
4. Motion passed to have Bob Forbes serve on the ZBA until October 31, 2018. Motion passed to have Cheryl Kuzma serve as alternate until October 31,2019.
5. Resolution passed to keep Board salaries the same for the coming year.

Public Comment

Dan Pubelko asked who much time is allowed for blight cleanup. Dan Pubelko said that blight was being corrected but more time was required. Dan Zuzula asked for clarification. Kendall said after 30 days a citation is written then after 14 days the offense is turned over to the magistrate. Fred Welsh said that the magistrate has extensive requirements including pictures and other documentation. No one should believe that a judgement against the township was easy to get. Bruce Foether said the township will be taking blight violations to the next level.

Marijuana Discussion

Michael Deutsch, 6947 E. State Road spoke about getting his property zoned for marijuana production. Fred Welsh said that marijuana health users and providers are not affected by the permit requirement. Michael Deutsch plans on a larger operation of up to 1500 plants. The township needs to have a permit process in place by early December or reject these operations. Bruce Foether spoke about Bangor Township where an operation for 15000 plants. Dan Zuzula asked if all growing was indoors.

Old Business

Master Plan: Bob Reil said that we must have a survey, a web site or a public meeting. Bob Reil Thinks a paper survey is a good method.

There was discussion about alternative power in the plan.

Marijuana needs to be discussed in the plan.

Fred Welsh said that web input, a paper survey and a public meeting held at the park would be a good method to pursue.

Dan Zuzula asked about multiple inputs from the same person. Bob Reil discussed the prior survey. Bob Reil discussed the prior survey. Fred Welsh said that two hundred people responding to a paper survey would be good.

Fred Welsh asked how many people went to the Vassar Vision presentation at the Townsend North Pavilion. The method there was useful.

Fred Welsh said that we have a large amount of young people in the township who would respond to a site.

Bruce Foether said that an announcement could be made in the papers of record with the URL of the website and a statement saying the survey is available at the Hall. Erica asked if open ended questions would be used or specific questions. Fred Welsh said that specific questions should be used since these can be quantified.

Orv Hartung and Bill Gray said that they had the impression that the plan was almost done. Fred Welsh said that our only requirements are a survey and a public meeting. Several members spoke about the alternative energy plans included in the plan now. Bob Reil said that we have to have all alternative energy covered. Bob Reil said that specific areas must be set out. Fred Welsh said that these requirements exceed the requirements of the plan. Fred Welsh said we need to get the survey and the plan finished and immediately return to evaluating plans for the future. Fred said that we want to have public buy in which is the purpose of the survey and the public meeting. Fred said that the Master Plan is the base for our zoning ordinances.

Paula Cavanaugh asked who Vicky Sherry is. Fred Welsh said Vicky is from the Tuscola County Economic Development Corporation. Vicky was handling the work contracted by the township from the EDC. Fred Welsh moved and Dan Zuzula seconded that a survey be included in the July tax mailing provided this is acceptable to the Treasurer. Motion carried.

The Planning Commission felt that Vicky Sherry should be asked to attend our special meeting about what to include on our survey. Adjacent townships have their master plans online.

Fred Welsh spoke about the time requirements

Issues to Address

Fred Welsh asked to review ordinances, park rules and technical changes.

Park Rules and Permit

Posted park rules

<p style="text-align: center;">Park Regulations</p> <p style="text-align: center;">\$100 Dollar Fine for Violation</p> <ol style="list-style-type: none">1. Hours Open-Dawn to Dusk2. No Motorized Vehicles on Trails (mobility assist device allowed)3. Open to Pedestrians and Bicycles (bicycles yield to pedestrians)4. Dog owners must have pets on a leash and pick up after them5. No alcohol in the park.6. No smoking – except in designated area (NE Corner of Parking Lot)7. No Littering8. No Hunting
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Erica Aymer said we would look at the rules for Vassar City Parks.

Fred Welsh said we can adapt the rules above with a fine for \$50. Dan Zuzula questioned the need for no smoking. Tom Borcharding mentioned fire danger on the trails. Fred Welsh said that filters were an issue in littering. The proposed pavilion would be a favorite smoking site. Bruce Foether mentioned the

need for a restriction on marijuana smoking. These rules are posted in the Park currently. Bob Reil mentioned the problem of broken bottles. Fred Welsh moved that the existing park regulations be forwarded to the Board of Trustees with a recommendation for a \$100 fine for violation and approval. Paula Cavanaugh seconded the motion. Carried.

Marijuana Permit and Ordinances

Dan Zuzula recommended we put the issue on hold so we can review the Pinconning Ordinance. Fred Welsh said he has read the Pinconning Ordinance which sounds good. Fred said that the state system will require a complete accounting of all marijuana in the state. The township needs to pay attention to any responsibilities it will assume if a permit is granted in Vassar Township. Fred Welsh said that people in the township growing more than the legal amount for a healthcare user or provider will be in violation if the township fails to approve a permit or the citizen fails to meet the requirements of the permit. Building requirements were discussed. Marijuana is about \$1800-\$2000 per pound currently. Large organizations are interested in this business. The Planning Commission voted 6 to 1 to pursue a permit in the township. Bob Reil said the permit is required to raise quality.

Blight Ordinance Review

The Zoning Administrator needs to know if we can hire a cleanup company to remove blight if the material is not removed after a certain time. If the violator fails to pay for the cleanup company work then the bill is sent to collections. Fred Welsh asked for the name of a company who would perform the work.

The Planning Commission recommends that Article II Section 2.4 be changed as follows

Fred Welsh moved that the Planning Commission recommend an extension not to exceed fourteen days

Section 2.4. Any person found responsible for blight shall eliminate such blight and shall be liable for the cost of elimination of the blight, including attorney fees incurred by the Township. If such blight is not eliminated by the responsible party, the Township may cause such blight to be eliminated and bill the cost to the responsible party. The cost of such blight elimination, if it is not voluntarily paid for the by the responsible party, shall be assessed against the property on the next tax roll and/or turned over to a collection agency or other measures to aid in collection.

after court appearance before cleanup company is hired to remove offending material. Dan Zuzula seconded the motion. Motion Carried.

Single Wide Trailer Replacement

Ordinance requirements were discussed.

Commercial Business Permit

Bob Reil recommended that we have a permit that is reviewed each year so the township is aware of business/processes taking place in the township. Bruce Foether said no money should be required. Fred Welsh said there would need to be a penalty for non-compliance. Fred Welsh said this should be informational only and not a requirement for continuing the business. Erica Aymer recommended that permits should be only for a business change. Bob Reil said the permit should cost \$25 to cover expenses. Fred Welsh said the permit should be free. Non-compliance should have a fine of \$500. Orv Hartung asked how much more work will this add to the Zoning Administrator? Fred Welsh said a pay increase could be considered. Bruce Foether asked if home businesses are included? Fred Welsh said that all businesses of any size are included. Paula Cavanaugh said Millington Township has all business come to the Planning Commission.

Bob Reil moved that in home/other businesses must have a permit to operate. Failure to comply results in \$100 fine. Paula Cavanaugh recommended changing the word 'permit' to 'register'. Bob changed his motion to change permit to register. Fred Welsh seconded the motion. Carried. Notification will be included in the July tax mailing if the Treasurer agrees

Special Use Permit on Alternator Shop

Fred Welsh discussed the application. Bob Reil asked if a certain percentage must be within the home. Fred Welsh said the business was not required to be within the home. It was to be within a building on the property.

Bob asked if copies are available.

Special Meeting for Master Plan

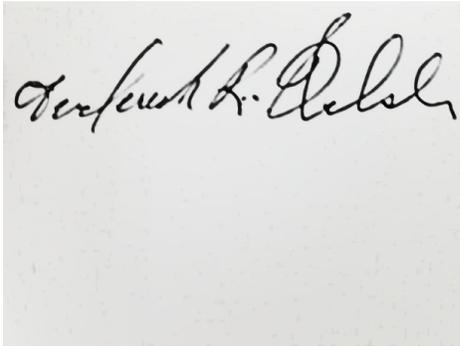
Special Meeting will be held on May 24, 2017 at 6pm to review the Master Plan and the Marijuana Permit.

The next regular meeting will be a 7 pm on June 8.

Dan Zuzula moved to adjourn. Bill Gray seconded the motion. Carried.

Adjourned at 10:02

Respectfully Submitted

A photograph of a handwritten signature in black ink on a light-colored background. The signature is written in a cursive style and reads "Fred Welsh".

Fred Welsh

Secretary Vassar Township Planning Commission

989 928 5640