

Mansfield Township Planning Commission

Meeting Minutes – 01/22/2024

Meeting opened at 6:20 pm with the Pledge of Allegiance, followed by an invocation by Mike Carey.

Attendees: Russ Bauwens, Mike Carey, John Gilner, Jeff Tushoski

Absent: Ryan Warmboe.

Mike Carey motioned to approve the meeting minutes from 11/02/23 and John Gilner seconded; the motion passed.

Mike Carey motioned to approve the 1/22/24 meeting agenda and John Gilner seconded; the motion passed.

Mike Carey motioned to keep the current chairman, Russ Bauwens and secretary, Ryan Warmboe for another year. John Gilner seconded; the motion was passed.

There were no comments from the public.

Russ Bauwens read the Zoning Report he received from Pam Minerick. Jeff Tushoski stated he couldn't match the changes Pam sent with the Zoning Book he had. Russ noticed that he had a prior version and that he could look at the current Zoning Book on the Mansfield Township Website.

Russ Bauwens stated we need to establish a schedule to make changes to the Township Master Plan. His concern was making sure our current plan was sufficient to cover any grant proposals the Township might be able to apply for. Russ will contact Robb Anderson from GEI to see.

Discussion was held on Mike's proposal to add a new Zoning District for protecting the land around the Michigamme Reservoir system. It was decided the much more information is needed and was tabled for the time being.

The Light Ordinance was reviewed, and Russ Bauwens will make modifications noted. He'll send out the revised ordinance for everyone to review before the next Township Board Meeting.

Russ Bauwens stated the Township Board thinks we should create a Solar Ordinance. Russ handed out a sample ordinance from another township as a starting point. Matter was tabled for a later date.

Mike Carey suggested to the Commission that we keep the subject of VRBO's for future discussion.

John Gilner, under Board Privilege, inquired if Mike Carey, Ex-Officio Member was entitled voting privileges. I stated to him that since I have been a member, he did but I would investigate it. The MTA Redbook, in section covering Planning Commission Board members, states that ex-Officio means "by right of office" and not "non-voting". The ex-officio has the same duty to vote as other members. (MCL 125.3815)

The date for the for the next Planning Commission meeting will be on May 7<sup>th</sup>, 2024 at 4:00 PM.

The meeting was adjourned at 8:00 PM after being motioned by Mike and seconded by John.

## Mansfield Township Planning Commission

### Meeting Minutes – 5/07/2024

Meeting opened at 4:00 pm with the Pledge of Allegiance, followed by an invocation by Mike Carey.

Attendees: Russ Bauwens, Mike Carey, John Gilner, Jeff Tushoski, Pam Minerick

Absent: Ryan Warmboe.

John Gilner asked that the minutes from the 1/22/24 meeting be amended to include that the discussion on VRBO's will be included in future discussions. Russ Bauwens will make the change.

John Gilner motioned to approve the meeting minutes from 1/22/24 as amended and Mike Carey seconded; the motion passed.

Jeff Tushoski motioned to approve the 5/07/24 meeting agenda and Mike Carey seconded; the motion passed.

Pam Minerick gave the Zoning Report. Pam Minerick stated that there will be a Public Meeting on June 11, at 4:00 PM for a Zoning Board of Appeals hearing. Pam also discussed the property requesting a fire number. Jeff Tushoski was informed that no additional Zoning Books are available due to cost consideration to the Township. He could download the current Zoning Book from the Mansfield Township Website.

Russ Bauwens stated talked with Robb Anderson from GEI and informed him we would probably start in January 2025 the review of the changes to the Township Master Plan. Our current plan was sufficient to cover any grant proposals the Township might be able to apply for. Robb Anderson from GEI will be kept informed as the process moves forward.

Russ Bauwens handed out a Planning Commission Bylaws draft he found going through the historical records of the Planning Commission. After discussion, it was determined that a comparison be done against Mansfield Ordinance 20 – Creation of the Planning Commission and Zoning Section 908 – Duties of the Planning Commission. Russ will also compare it against the MTA Redbook. Mike Carey suggested that the Planning Commission Board members should get a copy of the MTA Redbook for future purposes. Russ will bring the suggestion to the Board at their next meeting.

Russ informed the commission that the Light Ordinance was approved by the Board at the February 21<sup>st</sup> meeting.

The Solar Ordinance was discussed. Discussion centered around whether a separate ordinance is needed or if it should be included the Zoning Ordinance when we amend it. Discussion also concerned whether a separate ordinance is needed since the State Legislature took control of approval of location, size, etc. of renewable energy sources. Matter was tabled for a later date.

Discussion was held concerning a new Zoning District. Concern of the Planning Commission is to keep the area as natural as possible. Matter was tabled and to be kept as an open discussion.

John Gilner inquired if the Commission can meet more frequently. Russ stated that the Board set the number of meetings at four per year. After discussion, Russ will request to the Township Board that we have a total of six meetings per year.

The date for the for the next Planning Commission meeting will be on July 16<sup>th</sup>, 2024 at 4:00 PM.

The meeting was adjourned at 5:35 PM after being motioned by Mike and seconded by John.

Mansfield Township Planning Commission

Meeting Minutes – 7/23/2024

Meeting opened at 4:00 pm with the Pledge of Allegiance, followed by an invocation by Mike Carey.

Attendees: Russ Bauwens, Mike Carey, John Gilner, Jeff Tushoski, Ryan Warmboe, Pam Minerick

John Gilner motioned to approve the meeting minutes from 5/07/24 and Jeff Tushoski seconded; the motion passed.

John Gilner motioned to approve the 5/07/24 meeting agenda and Jeff Tushoski seconded; the motion passed.

Pam Minerick gave the Zoning Report.

Russ Bauwens gave stated that the Zoning Board of Appeals voted to grant the variance to Jerry Maness for construction of a garage.

Jeff Tushoski discussed the idea to have Biannual Cleanup days for the township. He's going to look into the potential costs and Mike Carey/Russ Bauwens will raise the questions at the next Board Meeting. The Planning Commission supports this proposal.

Russ Bauwens requested to the Commission that everyone should start reviewing Chapters 3 and 4 of the Master Plan for doing future changes.

Russ Bauwens was given changes to the Planning Commission Bylaws draft by Mike Carey, Jeff Tushoski, and John Gilner. Russ will make the changes and then Email them out to everyone for final approval. If the majority approve of the changes, he will present them to the Township Board at the August Meeting.

The Solar Ordinance/Windmills was discussed. Recommended by John Gilner that we use Felch's Plan for these issues as a guideline for ours. Discussed in rezoning the old gravel pit and Pane/Dolan property to be a "Commercial Zoning District" and only allowing commercial solar/wind power generation in that district. Matter was tabled for a later date.

Discussion was held concerning Short Term Rental Ordinance. Issues discussed were permitting fees and processes, enforcement of abuses, what steps are needed. Matter was tabled and to be kept as an open discussion. Both the Solar/Windmills and Short-Term Rentals would need to be added to the Master Plan and Zoning.

Discussion was held concerning the WE energies shoreline property around the waterways in Mansfield. Concern of the Planning Commission is to keep the area as natural as possible. Matter was tabled and to be kept as an open discussion.

Pam is going to email all the zoning ordinances she has so far to everyone.

Mike Carey suggested that a Dropbox Folder be set up for the Planning Commission so we can put all Planning documents on the Cloud. Russ will bring request to the Board.

The date for the for the next Planning Commission meeting will be on September 24, 2024, at 4:00 PM.

The meeting was adjourned at 6:11 PM

Mansfield Township Planning Commission

Meeting Minutes – 9/24/2024

Meeting opened at 4:00 pm with the Pledge of Allegiance, followed by an invocation by Mike Carey.

Attendees: Russ Bauwens, Mike Carey, John Gilner, Jeff Tushoski, Pam Minerick

Absent: Ryan Warmboe

John Gilner motioned to approve the meeting minutes from 7/23/24 and Mike Carey seconded; the motion passed.

Jeff Tushoski motioned to approve the 5/07/24 meeting agenda and John Gilner seconded; the motion passed.

Pam Minerick gave the Zoning Report.

Jeff Tushoski updated the Commission on the quote he received from GFL to have a container for the Biannual Cleanup days for the township. Mike Carey/Russ Bauwens informed the commission that the Board was not in favor of supporting a Township Cleanup Day at this time. Pam Minerick stated that Sagola is having their clean-up day in October. Russ Bauwens is going to check into this for more information. The Planning Commission still supports this proposal.

Russ Bauwens requested to the Commission that everyone should start reviewing Chapters 3 and 4 of the Master Plan for doing future changes.

The Solar Ordinance/Windmills and Short-Term Rentals were discussed. Mike Carey/Russ Bauwens informed the commission that the Board felt that these issues were not a high priority for the Township.

The Commission reviewed the Zoning changes we received from Pam.

Russ Bauwens stated that the township is looking for a replacement for Ryan Warmboe whose term is ending at the end of the year. The replacement would take office beginning on January 1<sup>st</sup>, 2025.

Russ Bauwens stated that in January 2025 begins the 4<sup>th</sup> year of the Township's Master Plan. Russ handed out Chapter 3 – Visions and Issues and recommended the Commission start reviewing it for changes. Mike Carey recommended that we come up with questions for a future survey to see what the wants and needs are from the residents of Mansfield. It was agreed that between now and the January meeting that we develop questions and email them to everyone on the Commission.

The date for the for the next Planning Commission meeting will be on January 22, 2025, at 4:00 PM.

John Gilner motioned to adjourn the meeting and Mike Carey seconded; the motion passed.

The meeting was adjourned at 5:15 PM