

TOWNSHIP OF SOMERSET, COUNTY OF HILLSDALE, MICHIGAN - PLANNING COMMISSION MINUTES
June 23, 2020/ PAGE 1 OF 3

CALL TO ORDER – The regular meeting of the Township of Somerset Planning Commission was called to order by Chairperson, Connie R. Gale, on Tuesday, June 23, 2020 at 7:00 PM in the Somerset Center Community Room, 12715 E. Chicago Road, Somerset Center, Michigan. The Pledge of Allegiance was said. In attendance there was the Zoning Administrator Don Figiel, Grant Bauman of the Region 2 Planning Commission and four residents.

ROLL CALL OF PLANNING COMMISSION MEMBERS – Chairperson – Connie R. Gale – (Present) Vice Chairperson Namoo Carolan – (Present) Secretary – Richard LaRowe – (Present) Board Representative David Pumfrey – (Present) Member Lynn Hartzler – (Present)

APPROVAL OF MINUTES – Namoo Carolan motioned to approve the Planning Commission Minutes of March 17, 2020. Second by Lynn Hartzler Ayes: 5 Nays: 0 Minutes approved.

Chairperson Connie Gale noted addition of matter Approval of Agenda as number five on the agenda. She also noted appreciation of Grant Bauman of Region 2 Planning Commission and Zoning Administrator Don Figiel for their assistance in updating the Zoning Ordinance.

APPROVAL OF AGENDA (as amended) – Namoo Carolan motioned to approve the Agenda. Second by Lynn Hartzler Ayes: 5 Nays: 0 Agenda approved.

CONFLICTS OF INTEREST – No member noted a conflict of interest for the topics to be considered by the Planning Commission at this meeting.

CORRESPONDENCE RECEIVED: - No correspondence was received.

Public hearing on proposed updating of the Zoning Ordinance, started at 7:02 pm.

A. Initial information as to the proposed draft updating of the Zoning Ordinance –

Chairperson Connie Gale presented the efforts on the proposed draft updating of the Zoning Ordinance, explained the focus on correcting the current Zoning Ordinance within context of State law, the revised Master Plan and proper wording including organization, grammar and spelling. She explained actual ordinance amendments needed to be dealt with subsequent to a sound basic Zoning Ordinance, and noted the procedures of the public meeting

After presentation from Chairperson Connie Gale, the first resident, Robert Butrico, expressed his concerns with not having information regarding a proposed blight ordinance, in this current draft. The next speaker was Maureen Butrico who expressed appreciation for the water quality additions in the Master Plan; however, she was disappointed with the lack of follow up in the current Zoning Ordinance draft regarding blight. Dan York was the next speaker who discussed what he perceived as conflicts between the charts and text. He also had concerns with the areas of parking and accessory buildings. Dan York indicated he would like to sit down and review the entire text with a member of the Planning

June 23, 2020/ PAGE 2 OF 3

Commission. Ray York was the next speaker and addressed future need to regulating commercial vehicles and parking in a Lake District. Chairperson Connie Gale asked if there were any other comments; seeing none; the public meeting was closed at 7:18 pm.

COMMENTS FROM BOARD REPRESENTATIVE, ZONING ADMINISTRATOR, ZONING BOARD OF APPEALS –

- The Board Representative had no comments
- The Zoning Administrator Don Figiel had no comments.
- There was no meeting of the Zoning Board of Appeals.

PUBLIC COMMENTS UNRELATED TO THE PUBLIC HEARING – There were no comments from members of the public.

UNFINISHED BUSINESS –

A very detailed continued review of the Zoning Ordinance was conducted by Grant Bauman of the Region 2 Planning Commission. He also explained the question raised by Dan York regarding the charts and text. He noted the decision as to a blight ordinance had to be initially made by the Township of Somerset Board of Trustees if in having such it would be an ordinance or part of the Zoning Ordinance.

Given the completion of the public hearing, Chairperson Connie Gale reviewed the next steps in the Planning Commission's approval of the proposed draft updating of the Zoning Ordinance.

Chairperson Connie Gale motioned by roll call vote to approve the proposed draft updated Zoning Ordinance as currently revised; with the entire revised Zoning Ordinance including map(s) and the summary by the Region 2 Planning Commission to be attached as an exhibit to the minutes of the June 23, 2020 Planning Commission meeting. Second by David Pumfrey: Roll Call vote: Connie Gale Aye; Lynn Hartzler Aye; Richard LaRowe Aye; David Pumfrey Aye; Namoo Carolan Aye.

NEW BUSINESS –

- A. Hillsdale County Planning Commission review and Township of Somerset Board of Trustees review and approval of the proposed updating of the Zoning Ordinance

Chairperson Connie Gale discussed the requirements for review by the Hillsdale County Planning and Township of Somerset Board of Trustees of the approved draft of the revised Zoning Ordinance

Chairperson Connie Gale motioned by roll call vote to approve the proposed draft updating of the Zoning Ordinance including the map(s) which was approved at this June 23, 2020 Planning Commission meeting to (a) be submitted to the Hillsdale County Planning Commission in conformance with the Zoning Enabling Act MCL 125.3307, per attached memo, (b) be submitted to Township of Somerset Board of

June 23, 2020/ PAGE 3 OF 3

Trustees in compliance with the Zoning Enabling Act, MCL 125.3305, MCL125.3308(1), per attached memo, (c) be submitted to Township of Somerset Board of Trustees in compliance with the Zoning Enabling Act, MCL 125.3308(1), a summary of comments at the public hearing and (d) have the summary by Region 2 Planning Commission also attached as additional information.

Second by Namoo Carolan: Roll Call vote: Richard LaRowe Aye; Connie Gale Aye; Namoo Carolan Aye; Lynn Hartzler Aye; David Pumfrey Aye.

B. Presentation by Region 2 Planning Commission of suggested further amendments within the context of the proposed updating of the Zoning Ordinance.

A very detailed continued review of a proposed sign ordinance was conducted by Grant Bauman of the Region 2 Planning Commission. He noted some of the details were based on a Supreme Court ruling of a case in Gilbert, AZ limiting ordinances from restricting sign content. He also presented suggested text changes in the use tables. He again explained these changes are also based on recent State and Federal changes in the law affecting ordinances.

ANY OTHER BUSINESS/ON-GOING BUSINESS – No additional or on-going business was brought forward.

PUBLIC COMMENTS – Mr. and Mrs. Butrico again noted their focus on a blight ordinance addition. Chairperson Connie Gale explained again that the decision to have a blight ordinance as part of a Zoning Ordinance was dependent upon a vote by the Township of Somerset Board of Trustees directing such.

Meeting was adjourned at 9:10 PM by Chairperson Connie Gale

Respectfully submitted by Richard LaRowe, Somerset Planning Commission Secretary