

TOWNSHIP OF SOMERSET, COUNTY OF HILLSDALE, MICHIGAN - PLANNING COMMISSION MINUTES
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CALL TO ORDER – The regular meeting of the Township of Somerset Planning Commission was called to order by Chairperson, Connie R. Gale, on Tuesday, March 9, 2021 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, and one resident.

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 until 8:00 pm) _ Member Lynn Hartzler – (Present)

APPROVAL OF MINUTES – Namoo Carolan motioned to approve the Planning Commission Minutes of February 9, 2021. Second by Lynn Hartzler Ayes: 5 Nays: 0 Minutes approved.

APPROVAL OF AGENDA – Lynn Hartzler motioned to approve the Agenda. Second by Namoo Carolan 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.

PUBLIC COMMENTS: Dan York addressed accessory buildings, parked boats and trailers around Lake LeAnn. He requested the Planning Commission supports allowing accessory buildings on vacant lots.

CORRESPONDENCE RECEIVED: - No correspondence was received for this meeting.

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

- The Board Representative had no comments except to keep up the good work.
- The Zoning Administrator Don Figiel stated he had no comments at this time.
- As a member of the Zoning Board of Appeals, Connie Gale stated that there had been no meetings since the last report.

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UNFINISHED BUSINESS – Chairperson Connie Gale led a discussion on continued updates being considered to the updated Zoning Ordinance. She referred to her proposed revisions within the following topics and sought additional input by the Planning Commission members: Zoning Districts – proposed changes: RS to R-1 Low Residential and R-I for Light Industrial. RL would be more than lake-front residency; Urban/Rural Areas – included reference to an 'Exponent' article as to proposed residential development for Wamplers Lake would increase green algae growth, runoff from the roof tops and from other items such as lawns; increased watercraft would increase noise, erosion-causing waves, threaten health to aquatic plants impacting fish; Agricultural and Rural Non-Farm – Ordinances, including Section 2.5.2, Section 2.5.5,

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Section 2.5.6 and Section 2.5.7, similar to the ordinance allowing commercial wind energy should not be included until actual request to better determine a proper addition to the Zoning Ordinance: Residential Areas - Ordinances, including Section 2.6 accessory buildings and Section 3.6 off-road parking, needed to be better reviewed.

NEW BUSINESS – Chairperson Connie Gale discussed proposed training by Dan York and Namoo Carolan.

ANY OTHER BUSINESS/ON-GOING BUSINESS – Zoning Administrator Don Figiel explained the plans to develop the northeast corner of US 12 and Waldron Road have been canceled.

PUBLIC COMMENTS – Zoning Administrator Don Figiel noted Commercial Site Condos were being built in the surrounding areas, and that the Planning Commission should start planning on how these requests will be looked at given the current Zoning Ordinance.

Meeting was adjourned at 8:12 PM by Chairperson Connie Gale

Respectfully submitted by Richard LaRowe, Somerset Planning Commission Secretary