

Maple Valley Township – Coral Community Center 4662 N Bailey Rd. Coral, MI 49322

Planning Commission Meeting

Minutes for October 7th, 2024

Meeting called to order 7:00 pm / Pledge of Allegiance by Chair Gordon Willett

Members Present: Lee Frandsen, Gordon Willett, Anne Miller, Meghyn Booth, Tricia Wells

+Dave Kelsey, Zoning

Absent: None.

Guests Present: 3 community members in attendance.

Motion to approve agenda Anne Miller, 2nd Lee Frandsen. Motion passed unanimously.

Motion to approve September meeting minutes and public hearing minutes Lee Frandsen, seconded by Meg Booth. Motion passed unanimously.

Public comment: Ann Petersen asked about placing PC minutes online. Robin Poulson noted not all public comments made at hearing listed in detail in minutes.

Old Business

Group discussion on Mobile Home Ordinance. Gordon Willett commented that shipping containers and pods should not be included in this ordinance as they are permanent and would fall under Section 305 and Michigan Building codes. Any structure not complying or outside the ordinance guidelines would be directed to Dave Kelsey / Zoning, who would initiate and complete variance and special use permits as necessary.

Motion to adopt Mobile Home Ordinance as amended Meg Booth, seconded Lee Frandsen. Motion passed unanimously.

New Business

Overlay for Wind / Solar / Battery Ordinance

Group discussion on if an overlay would make the township compliant with the PA 233 and what resources commission would need to create an overlay. Meg Booth suggested portions be sectioned out. Anne Miller noted township could potentially use multiple sections in varying places. Group determined maps on hand would not work to identify possible overlay locations. Battery would need less space than wind / solar. Lee Frandsen notes commission could use language referencing zoning to be finalized later. Group noted that there is a definition of

Industrial in the Master Plan, but Dave Kelsey noted there is not an Industrial section in zoning book.

Group cancelled prior plans to meet again 10/21/24 as there is no need after public hearing.

Next steps:

Anne to send questions to township clerk to send to attorney, asking for clarification on if the township has appropriate zoning for Industrial and how to amend if not, confirm if commission needs public hearing if overlay is chosen, and consequences of not having overlay in place.

Public comment: Robin Poulson asked for status on MET tower. Issue is with lawyer and township board.

Penny Bassett asked if all members of planning commission currently have zoning books.

Motion to adjourn Lee Frandsen, seconded Tricia Wells. Motion passed unanimously.

Meeting adjourned 8:10pm.

Respectfully submitted by Anne Miller, Secretary