# WORTH TOWNSHIP PLANNING COMMISSION MEETING MINUTES

Wednesday, March 2, 2022 at 6:30 p.m.

6903 S. Lakeshore Rd., Lexington, MI 48450

MEETING CALL TO ORDER: Planning Commission Chairman Wilson called the meeting to order at 6:30 p.m.

**ROLL CALL:** Members Present: John Cuppen, Stan Lessard, Boni Lillibridge, Tom Gilbert, Byron Wilson

Also Present: John Yatros, Zoning/OEO

## **PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA:** Motion by Cuppen, supported by Lessard, to approve the agenda as submitted. Motion carried.

<u>PUBLIC HEARING:</u> Motion by Lessard, supported Gilbert to open the public hearing. Motion Carried. Public Hearing was opened at 6:35.

 Applicant is Timothy Sheridan of 5533 Hidden Harbor Dr., Lexington, MI 48450. Application for Rezoning from Agricultural to Commercial; SW corner of M-25 and Mortimer Line Rd.(Parcel #260-001-400-020-00).

Secretary Lillibridge read the Notice of Public Hearing as published in the Sanilac County News on February 9 & 16, 2022 and in the Jeffersonian on February 11 & 18, 2022. Lillibridge stated that 27 property owners were notified on February 7, 2022 via USPS as per Michigan Zoning Enabling Act 110 of 2006 Section 125.3103.

Chairman Wilson stated the applicant, Timothy Sheridan was not present at the meeting. Mr. Gilbert and Mr. Lessard stated that the public hearing could proceed without Mr. Sheridan being present. There was one person in the audience and they did not have a comment concerning the application.

**MOTION:** Motion by Gilbert, supported by Lessard, to close the public comments. Motion Carried.

**CORRESPONDENCE:** None

## **BOARD DISCUSSION:**

Chairman Wilson stated that this application for rezoning from Agricultural to Commercial is inconsistent with the Master Plan/Future Land Use Map. It is not in either of the maps as a potential commercial use of property. If it is inconsistent with the Master Plan, it should be denied. The other test is for compatibility and one of the things for compatibility is traffic. Chairman Wilson sited a study from Michigan Traffic Crash Facts website. This area that is being proposed is the highest traffic crash area in Worth Township. Chairman Wilson also stated that he had consulted with the Township Attorney, Wade Trim Consultants and MTA. All confirmed that if the zoning is not in the Master Plan, the rezoning should be denied.

## MOTION:

Motion by Lessard, supported by Cuppen, to deny the rezoning from Agricultural to Commercial due to the Master Plan not being zoned as commercial.

# **ROLL CALL VOTE:**

AYES: Lillibridge, Cuppen, Gilbert, Lessard, Wilson

NAYES:

Motion Carried.

**MOTION:** Motion by Cuppen, supported by Lessard, to close the public hearing. Motion carried. Public hearing closed at 6:50 p.m.

## **APPROVAL OF MINUTES:**

Motion by Cuppen, supported by Lessard, to approve the minutes of February 9, 2022 as submitted. Motion carried.

# **POSTPONED BUSINESS:**

Approval of 2021 Annual Report- Postponed from Feb. 9, 2022.
 Motion by Lessard, supported by Cuppen to approve. Motion carried

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- Renewable Energy-Tabled from Feb. 9, 2022.
   Motion by Lessard, supported by Cuppen, to table Renewable Energy until the Master Plan is reviewed.
- Short-Term Rental-Tabled from Dec. 1, 2021.
   Motion by Lessard, supported by Gilbert, to table Short-Term Rental Ordinance until the Michigan Senate decides on the proposed bill.
   Motion carried.

#### TRUSTEE REPORTS:

Mr. Gilbert provided documents from DTE concerning Solar Energy. Mr. Gilbert reported Worth Township Board of Trustees had allowed \$750.00 for training for the Planning Commission. Mr. Gilbert said he will request additional funding from the Board of Trustees for Future Land Use Master Plan.

**ZONING/OEO REPORTS:** Nothing to report

#### **NEW BUSINESS:**

• Future Land Use Map/Master Plan:

**Motion** by Cuppen, supported by Gilbert, to bring Wade Trim Associates to the Board of Trustees for approval and to have the budget adjusted accordingly. Motion Carried.

## **BUSINESS FROM THE FLOOR: None**

<u>ADJOURNMENT:</u> Motion by Cuppen, supported by Lessard, to adjourn the meeting at 7:35 p.m.

WORTH TOWNSHIP PLANNING COMMISSION BONI LILLIBRIDGE, SECRETARY

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