

WORTH TOWNSHIP PLANNING COMMISSION MINUTES

SEPTEMBER 7, 2022 AT 6:30 p.m.

6903 S. LAKESHORE RD., WORTH TOWNSHIP, MI 48450

CALL TO ORDER: Chairman Wilson call the meeting to order at 6:30 p.m.

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA: Ms. Lillibridge made a correction to note in the Notice of Public Hearing that the Parcel number for the property was not included in the notice, but the full legal description of the property was included.

Motion to approve the agenda by Gilbert, supported Lessard. Motion carried.

APPROVAL OF MINUTES: Motion by Lessard, supported by Cuppen to approve the minutes of August 3, 2022. Motion carried.

ANNOUNCEMENTS AND CORRESPONDENCE: None

Public Hearing: Chairman Wilson announced that since the Public Hearing was concerning a property owned by Mr. Cuppen and since he is a member of the Planning Commission; Chairman Wilson requested that Mr. Cuppen excuse himself from the room. Mr. Cuppen; at this time, left the building.

PUBLIC HEARING:

- **Special Land Use Application: 7360 Galbraith Line Rd., Lexington, Mi 48450, Cross Streets of St. Clair Road and M-25, Parcel # 261-030-200-030-05 for the purpose of conducting wedding ceremonies.**

Open Public Hearing: Chairman Wilson announced the Public Hearing was opened at 6:33 p.m.

Christine Partlo; daughter of Mr. Cuppen; spoke on his behalf.

A question was asked by a citizen if the wedding ceremonies also included receptions. Ms. Partlo replied that the wedding ceremonies would be held in the pavilion and the receptions would be held in the barn.

Mr. Lessard asked about the parking space. Ms. Partlo said that the lodge, barn and pavilion are a distance from the main road. When she had an event, there were 65-75 cars on the property and the cars could not be seen from the road. Chairman Wilson stated that he had visited the site and the driveway was about 1,000 feet long and there is a large parking area by the pavilion.

Ms. Lillibridge asked about noise to the neighbors. Ms. Partlo said they had a D.J. playing music in the barn and it wasn't loud. She also stated that there will be a strict 11:00 p.m. curfew for noise. She stated that since Mr. Cuppen lives on the property, he will always be there to monitor the events.

Chairman Wilson asked if there were any other questions from the public.

Ms. Lillibridge stated that the Notice of Public Hearing for Special Land Use Application at 7360 Galbraith Line Rd., Lexington, MI 48450, Parcel # 261-030-200-030-05 for the purpose of conducting wedding ceremonies. Notice of Public Hearing was placed in the Sanilac County News on August 17 and August 24 and also in the Jeffersonian on August 19 and August 26, 2022. Notice of Public Hearing was mailed via USPS on August 18, 2022, to 13 property owners within 300 feet of the proposed Special Land Use. This is accordance with MCL 125.3103. There is correspondence that has been received.

Public Hearing Closed at 6:37 p.m.

Board Discussion: Mr. Lessard said that there is no issue with the parking on the property. Chairman Wilson said in regard to noise, the property is surrounded by wooded area on three sides to act as a buffer. Mr. Gilbert agreed that there is enough of a noise buffer and if the music is being played in the barn, there should not be a problem. Mr. Gilbert also added there is probably enough parking for 300 cars without a problem. Ms. Lillibridge said that she had visited the site and looks very well done and doesn't have a problem with it.

MOTION: Motion to approve Special Land Use Application for 7360 Galbraith Line Rd. with no restrictions. Motion by Gilbert, supported by Lessard.

ROLL CALL: Lillibridge-Yes, Gilbert-Yes, Lessard-Yes, Wilson-Yes

MOTION CARRIED.

John Cuppen returned to meeting.

TRUSTEE REPORTS:

OLD BUSINESS:

- **Master Plan Discussion-**Mr. Cuppen asked if we had received the map from Wade Trim with the enlarged area for the R-1 district. Chairman Wilson said that he will call Adam Young again to request it. The Planning Commission discussed that they recommend the water lines and new sewer lines should also be shown on the new Master Plan maps. This will also be discussed with Wade Trim.

NEW BUSINESS:

- **Ordinance Changes-** These are changes to ordinances that the Planning Commission meeting from March 6, 2019. In reviewing these changes, it was noted that the Planning Commission may have been using the ordinance book prior to Jan. 17, 2018. Most of the changes the 2019 Planning Commission suggested are in the current Ordinance Book except for minor word changes. It is the recommendation of this Planning Commission to send the changes to Adam Young to review and make the changes at a Public Hearing at the same time another Public Hearing is held. This will save on the cost of separate hearings.
- **Alternative Energy**
 - **Solar Panels-** Will be discussed at workshop on September 13, 2022
 - **Storage Containers-** will be discussed at workshop on September 13

Planning Commission Workshop scheduled for September 13, 2022, at 2:00 p.m.

PUBLIC COMMENTS: Citizen asked about the Short term rental ordinance. Ms. Lillibridge told her that the Short-Term rental ordinance has already been approved by the Planning Commission on July 6, 2022, and is now in the hands of the Township Board of Trustees.

ADJOURN: Motion to adjourn at 7:40 by Mr. Cuppen, supported by Mr. Lessard.

Minutes approved November 2, 2022

Boni Lillibridge

Secretary

Worth Township Planning Commission