

DRAFT MINUTES
BINGHAM TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 4, 2021

Call Meeting to Order

Chair Mike Park called the Regular Bingham Township Planning Commission Meeting to order on Thursday, March 4, 2021 at 6:30 p.m. via Zoom Electronic Remote Access in accordance with the State of Michigan Open Meetings Act. (Meeting ID 886 4706 9313)

Roll Call – Quorum Present

Present: Mike Park, Cathy Jasinski, Dennis Grant, Marie Walker, Jeff Layman, Mary Woods
Absent: Charlie Dashner
Staff Present: Steve Patmore, Zoning Admin: Mathew Cooke, Networks Northwest
Other Officials: Midge Werner, Township Supervisor
Guests: 1

Chair Park asked each member that was present to introduce themselves.

Agenda Approval

Chair Park asked if there were any additions or changes to the draft agenda.

Marie Walker/moved, Jeff Layman/supported, to approve the Agenda as presented.

Roll call vote:

Yes: Jasinski, Grant, Walker, Layman, Woods, Park

No: None.

Absent: Charlie Dashner

Motion Carried

Public Comment

Nancy Popa, said she would like to be a community member working on the master plan process.

Conflict of Interest

None stated.

Items for Discussion / Consideration:

A. Continue Public Hearing on Proposed Zoning Amendments - Article 2, 3, 4, 5 & 12

Chair Park opened the continuation of the public hearing on the proposed zoning amendments, and asked Planner Mathew Cook to bring the Planning Commission up to date. The revised Ordinance was included in the meeting packet.

Mathew Cooke reviewed his written summary of the amendment which was included in the meeting packet. He explained that he researched Farm Markets and the Right-To-Farm Act, consulted with his supervisor at Networks Northwest, and contacted the regional State of

Michigan Right-To-Farm Act representative, and concluded that you can regulate Farm Markets as proposed in this amendment to a 10-acre minimum size parcel with a Special Land Use Permit.

Chair Park asked if there was any public comment.

There was no public comment.

Cathy Jasinski/moved, Marie Walker/supported, to recommend sending proposed zoning ordinance amendments to the Leelanau County Planning Commission for review, and then to the Bingham Township Board if Leelanau County Planning does not have any substantive changes with the amendments.

Roll call vote:

Yes: Jasinski, Walker, Layman, Grant, Woods, Park.

No: None.

Absent: Dashner

Motion Carried

B. Comprehensive (Master) Plan Update Process

Discussion was held on the comprehensive (master) plan update process.

- Reviewed what has taken place so far with the comprehensive (master) plan update process. PC performed a review in 2020 and determined that an update was needed.
- ZA Patmore stated that he has been contacted by some professional planners and would be willing to set up a meeting with them if requested.
- Supervisor Werner said that the Township Board has been setting money aside for the master plan update.
- Cathy Jasinski said the survey that was done in the 90's, census information, community goals and notes the Commission made should be reviewed.
- By consensus, the PC formed a committee consisting of Mike Park, Jeff Layman, Cathy Jasinski and Steve Patmore to discuss getting proposals to assist the PC with the update and to discuss the work that needs to be done on the master plan.

C. Other Planning Commission Priorities - Direction to staff

Priorities include duplexes, noise decibel level to insert in the ordinance, solar and wind, and proposal for master plan.

Approval of Meeting Minutes:

A. January 7, 2021:

Chairman Park asked if there were any additions or corrections to the Draft Minutes.

The following correction was noted: On page 4, delete the word "industrial".

Jeff Layman/moved, Marie Walker/supported, to approve the January 7, 2021 Minutes as corrected.

Roll call vote: Yes: Park, Jasinski, Woods, Walker, Grant, Layman.

No: None.

Absent: Dashner

Motion passed.

B. February 4, 2021

Chairman Park asked if there were any additions or corrections to the February 4, 2021 Draft Minutes.

The following correction was offered: On page 2, Steve Patmore "noted".

Jeff Layman/moved, Marie Walker/supported, to approve the February 4, 2021 Minutes as corrected.

Roll call vote:

Yes: Park, Jasinski, Woods, Walker, Grant, Layman.

No: None.

Absent: Dashner

Motion passed.

7. Reports:

- a. **Chairperson** - No report.
- b. **Zoning Administrator - Steve Patmore** - Permits starting to pick up. 50 permits issued for short term rentals (maximum of 86 allowed). Host Compliance hired to monitor all websites. Issued permits for buildings on Bingham Road (storage and excavation). Monstrey filed a variance with regard to the 10,000 square foot building. Getting questions about the golf course.
- c. **Planner** - Rob, Mathew Cooke's boss, will fill in for him at the May Meeting.
- d. **Township Board** - Minutes on line.
- e. **Commissioners** - None

April 2021 Planning Commission Meeting - *Marie Walker/moved, Dennis Grant/supported, to cancel the April 2021 Meeting, passed.*

Next meeting - May 6, 2021 - Discuss master plan.

Public Comment - Jeff Layman asked questions about the master plan, how is community input handled.

Adjournment - *Jeff Layman/moved, Cathy Jasinski/supported, to adjourn the meeting at 7:40 p.m., passed.*

Minutes recorded by Marge Johnson, Recording Secretary
Reviewed by Staff

Cathy Jasinski, Planning Commission Secretary

Minutes approved (as-present/as-corrected) on _____, 2021.