

**APPROVED**  
**Centerville Township Planning Commission**  
**Regular Meeting**  
**August 2, 2021**  
**Centerville Township Hall**

**Call to Order:** Tim Johnson, Chair, called the meeting to order at 6:30 PM.

**Attendance:** Present: Tim Johnson, Jamie Damm, Lindy Kellogg, Joe Mosher, Dan Hubbell.  
Absent: None. Staff Present: Zoning Administrator Tim Cypher, Recording Secretary Dana Boomer

**Public Comment:** None

**Agenda:** The PC reviewed the agenda. **Motion to approve agenda as presented by Hubbell, second by Damm. All in favor, motion carried.**

**Conflict of Interest:** None

**Revise/Approve Minutes:**

The PC reviewed the draft minutes of the March 1, 2021 regular meeting. **Motion to approve the March 1, 2021 regular meeting minutes as presented by Hubbell, second by Damm. All in favor, motion carried.**

**Report from ZBA Representative:** Damm and Cypher reported that there were no meetings. There is an organizational meeting set for August 18 at noon.

**Report from Zoning Administrator:**

Cypher had previously distributed his reports for February-June 2021. He summarized those reports, and the ongoing violations and investigations. The PC briefly discussed.

**Zoning/Planning Issues:**

**PC Continuing Education Policy** – The PC discussed the continuing education policy. A per diem is paid for PC members to attend in-person training, but at-home or in-meeting training is not compensated. The PC members discussed whether attending Zoom classes would be compensated – at this point it is not, but this question could be brought to the board. The PC also discussed asking for individual payment exemptions if PC members take extended classes on important topics – Hubbell stated that these could be requested from the board in advance of the requested class.

**Short Term Rentals (STRs)** – The PC discussed short term rentals. Hubbell stated that legislation is currently actively being considered in the state legislature to restrict the ability of townships to restrict short term rentals. Cypher stated that even with this legislation, short term

rentals (and all land uses) can be controlled through nuisance ordinances, septic inspection regulations, etc. The State bills have died in committee the last three years, but this year has moved out of committee into the main legislature. The PC extensively discussed the issue, and determined that they would not work on this issue at this time because the state may usurp any local action. If the legislation does not make progress on short-term rental legislation by the December 2021 meeting, the PC will re-approach the issue. The PC also briefly discussed workforce housing and affordable housing.

**Review Adequacy of Current Noise Regulations** – The PC then moved to a discussion of the current noise regulations. Cypher stated that without well-written noise regulations, enforcement of nuisance complaints regarding noise can be quite difficult. He knows of ongoing issues in multiple townships regarding noise complaints and enforcement. All current noise regulations in the Zoning Ordinance are related to wind power, and none to general community noise, events, etc. The PC extensively discussed noise concerns and regulation. It was determined that the PC would like to see noise regulations established, but agree that background noise levels would likely need to be established through a sound study. Johnson volunteered to develop and distribute a township-wide noise regulation for review by the PC. Johnson also offered to bring an audio dosimeter to the October meeting and will demonstrate varying noise levels so folks have an idea of how loud, for example, 65 dBA vs. 75 dBA actually is. Before October, the PC should consider how to make this applicable to various situations, such as commercial uses.

**Public Comment** – None

**Next Meeting Date:** The next meeting is scheduled for October 4, 2021.

**Adjournment:** Johnson moved to adjourn the meeting at 8:26 PM, Hubbell seconded. All in favor, motion carried.

Respectfully Submitted,

Dana Boomer  
Recording Secretary