

HAMLIN TOWNSHIP PLANNING COMMISSION
April 1, 2024 6:00 p.m.
AGENDA

Chairperson to call meeting to Order at 6:00 P.M. _____ In the leading of The Pledge of Allegiance

ROLL CALL:

Gurzynski, Herban, Burkhart, Sisson, Greenslait, Muzzo, Matthews, Walden, Courturier

Approval of Agenda: MOTION BY _____ SUPPORT BY _____ AA MC. All in Favor?
Any Opposed?

Approval of Minutes: Approve minutes from 3/4/2024

MOTION BY _____ SUPPORT BY _____ AA MC. All in Favor?
Any Opposed?

Communications/Correspondents:

Public Comment: (Please state your name and address for the record. Your comment will be limited to 3 minutes. Comments should be directed to the entire commission and comments/actions should not be threatening in any manner. Please quiet electronic devices. Comments should only be limited to agenda items).

Old Business:

1. Continue working on 19.02 Design Standards for Special Land Uses in all Zoning Districts

Review Design Standards for Article 19 Section 19.02 (F): **Commercial Recreational Establishments** (Draft sent 3/20/2024)

MOTION BY _____; SUPPORT BY _____ Roll Call Vote

Review Design Standards for Article 19 Section 19.02 (C): **Boarding and Lodging House** (Draft sent 3/20/2024)

Updated 3/26/24

MOTION BY _____; SUPPORT BY _____ Roll Call Vote

Review Design Standards for Article 19 Section 19.02 (V): **Public or Institutional Use**
(Draft sent 3/20/2024)

MOTION BY _____; SUPPORT BY _____ Roll Call Vote

2. Review Article 3 Section 3.02 Definition for **Boarding or Lodging House** (Draft sent 3/20/24)

MOTION BY _____; SUPPORT BY _____ Roll Call Vote

Review Article 3 Section 3.02 Definition for **Commercial Recreational Establishments**
Draft sent 3/20/2024)

MOTION BY _____; SUPPORT BY _____ Roll Call Vote

Review Article 3 Section 3.02 Definition for **Public or Institutional Use** (Draft sent 3/20/2024)

MOTION BY _____; SUPPORT BY _____ Roll Call Vote

3. Review Article 8 "R-1" Low- Density Residential Section 8.03 Special Land Uses 'N' add to: Site Condo/**Plats**

MOTION BY _____; SUPPORT BY _____ Roll Call Vote

4. Design Standards for Article 19 Section 19.02 (K) **Grocery Stores and Gift Shops.**
Design Standards for Article 19 Section 19.02 (T) **Ponds**
Design Standards for Article 19 Section 19.02 (D) **Boat Liveries and Bait Shops**
Design Standards for Article 19 Section 19.02 (AC) **OSD Open Space Development**
Definition for Article 3 **OSD Open Space Development**

New Business:

In Article 19 Section 19.02 Sub. Sec. AA add **Personal Kennel**. Develop Personal Kennel Design Standards.

Review Article 3 Section 3.02 Definitions of **Dog Kennel and 1. Kennel** to clarify and combined as one definition. Determine if **Special Land Use: Kennel** should be added in zoning districts other than Commercial and Industrial.

In Article 21 Site Plan Review section 21.01 Purpose add to third paragraph: The Site Plan Review Committee which will be a three (3) member board shall consist of the supervisor, zoning administrator, and chairperson of the planning commission. **"Site Plan Review committee, will meet as needed, an agenda will be prepared and minutes will be transcribed."**

Grants are available for master plan updates, zoning to encourage housing readiness: Housing Readiness Incentive Grant Program which support costs associated with the adoption of land use policies, master plan updates, zoning text amendments and similar actions to encourage increasing housing supply and affordability. The grants consist of \$3 million to be utilized by

Updated 3/26/24

municipalities not part of the Michigan Economic Development Corporation redevelopment program; there is \$2 million available to municipalities enrolled in the redevelopment program. The online application opened Jan. 16 and will remain open until funding is fully committed. Applications are awarded on a first-come, first-served basis.

The Hamlin Township Master Plan will need to be reviewed/updated in 2026 per state statute.

Review to apply grant

MOTION BY _____; SUPPORT BY _____ ROLL CALL VOTE

Article 7 AGRICULTURAL, RURAL, OPEN SPACE DISTRICT-Section 7.02 Permitted Uses - Remove **“K” Medical Marijuana – See Article 4 General Provisions – Section 4.20.**

MOTION BY _____; SUPPORT BY _____ ROLL CALL VOTE

Add to Article 7; Section 7.03 Special Land Uses **“K”. Medical Marijuana/Class A Grower – See Article 4; General Provisions – Section 4.20**

MOTION BY _____; SUPPORT BY _____ ROLL CALL VOTE
(Recommendation by Township Attorney)

Article 13; **“I” INDUSTRIAL DISTRICT - Section 13.02 PERMITTED USES – Remove “K” Medical Marijuana – See Article 4; General Provisions – Section 4.20**

MOTION BY _____; SUPPROT BY _____ ROLL CALL VOTE

Add to Article 13; Section 13.03 SPECIAL LAND USES **“K” Medical Marijuana/Class A Grower – See Article 4; General Provisions – Section 4.20**

MOTION BY _____; SUPPORT BY _____ ROLL CALL VOTE
(Recommendation by Township Attorney)

ANNOUNCEMENTS:

Next meeting Monday April 15, 2024 at 6:00 p.m.

Public Comments: (Please state your name and address for the record. Your comments will be limited to 3 minutes. Comments should be directed to the entire commission and comments/actions should not be threatening in any manner. Please quiet electronic devices.)

ADJOURN: MOTION _____ SUPPORT _____ Time: _____. All in Favor? Any Opposed?

DRAFT