
Newfield Township Planning Commission Meeting

July 18, 2019 – 7:00 PM

The meeting was called to order at 7:00pm by chairman, Jay Peasley. Pledge of Allegiance was said. Members present included Jay Peasley, Bob Carr, Jennifer Sherburn, Mike Rosema, and Jan Wilson. Also, in attendance were Supervisor Joan David, Zoning Administrator Steve Micklin, Gale Eitinier, as well as, Tim and Cindy Millering. Members absent included Rob Forbes and Tami Ballantyne.

Carr moved to approve the agenda, supported by Wilson. Motion approved, 5-0.

Carr moved to approve the minutes from the May 16, 2019 meeting, supported by Wilson. Motion approved, 5-0.

No public comments were presented.

No other communications were presented.

Old Business

- A. Recertification of the Master Plan was discussed. Physical copies were presented to all members. Carr moved to postpone adoption of the Master Plan until the next meeting to allow members time to review changes, supported by Sherburn. Motion approved, 5-0.
- B. The Board discussed lake frontage setbacks. Wilson reported that current setback on McClaren Lake is 100 feet. Zoning Administrator Micklin reported that a lot of flexibility is already in place in the ordinance. He also reported that if 66% of the structures within a 400-foot radius are not conforming then a home owner is allowed to maintain the same conformance. Board discussion focused on changing the ordinance to allow for small decks with no roof and sides. Retractable awnings and height off the ground were also discussed. Peasley moved to table further discussion until the next meeting to allow members time to review current ordinance physical structures already in place, supported by Carr. Motion approved, 5-0.
- C. The Board discussed classes of medical and recreational marihuana. Chairman Peasley reported on the State of Michigan emergency ruling from July 2, 2019. On November 1, 2019, the State of Michigan will begin accepting preliminary applications for recreational marihuana. Peasley reported that there are additional classes or categories for recreational marihuana. Board members were in support of classes directly related to agriculture and not in support of classes involving consumption. Further work will be needed to develop

and opt-in/opt-out ordinance that will meet the township's desire. The next meetings will be mainly devoted to such work.

New Business

- A. The Board discussed its lack of bi-laws. The Newfield Township Planning Commission was established in 2006 prior to The State of Michigan passing its Planning Act of 2008. As a result, the Board, does not have a set of approved bi-laws. It was reported that the Michigan Township Association does believe the State of Michigan recognizes the Newfield Township Planning Commission based on a imbossed letter from the State. Newfield Township's Planning Commission was established by a resolution of the township board rather than by ordinance. Several sample bi-laws were shared with members. Carr moved to postpone adoption of bi-laws until the next meeting to allow members time to review samples, supported by Rosema. Motion approved, 5-0.
- B. Zoning Report. Zoning Administrator Micklin share that 16 permits have been issued this year, which is higher than this time last year. He reported that three new homes are currently under construction and the average price is \$250,000.00. He also shared that three residences are still non-compliant with junk and judicial action is underway.
- C. Board discussed the Township website and possible ways to keep it up-to-date.
- D. Additional meeting dates were set for Tuesday, August 20th, 2019 and Tuesday, September 10th, 2019.

Peasley moved to adjourn meeting at 8:40pm, supported by Rosema. Motion approved, 5-0.

Minutes respectfully submitted by Jennifer Sherburn