

Newfield Township Planning Commission Meeting

January 12th, 2023, 7:00pm

Wayne called a meeting at 7:00 pm.

Pledge of Allegiance

Roll Call

Mike R. present

Rick R. present

Wayne F. present

Mary H. present

Michael J. present

5 Members Present.

Approval of Agenda

Rick R. motion to approve, Michael J. support. Passed 5-0

Approval of Meeting Minutes from November 11, 2022, Meeting.

Motion by Rick R.. Support by Mike R. Passed 5-0.

Public Comment : None

Communications :

Steve- Had a notice that City of Fremont just adapted a Master Plan/ economic plan. (Both Denver and Brooks township.)

This can be viewed on the City of Fremont's website.

Wayne- That is good to know, we would like to keep in line with what they are moving towards.

Old Business: None pending

New Business:

Election of officers- Mike R. Motion for Michael J. for Chairman. Rick R supports.

Passed 5-0

Mike R. Motion for Mary H. for Secretary. Rick R supports.

Passed 5-0

Steve- We are required by law by MZA; development and zoning to update the Master Plan every 5 years. The last deep dive into the Master Plan was 2008. The plan has been updated numerically as needed but revisions are needed. A lot has happened in the past 15 years and with recent zoning issues

it is time we make sure everything is done right. Proper zoning ordinances are derived from the Master Plan, so we want to put the horse before the cart. For the Master Plan to be done properly, we need to get the planning, board and public involved. We would like online and in person meetings. We have two different representatives here to present their proposals for working with us on the Master Plan and Zoning Ordinances.

- *Rowan representing Becket and Raider:*

B&R believe in Engaging with the community and how they see the township moving forward. This is done with surveys, open houses, meeting involvement. They have been in business for 55 years and are very familiar with rural and township zoning. At the open house they are involved in educating the public on zoning and its importance with universal activities for diverse audiences. Cost of the Master Plan portion equates to \$25,200 which includes one open house for the public. The quoted timeframe to completion is 12 months for the Master Plan and an additional 8-10 months for Zoning Ordinance* Recently did City of Fremont Master Plan & Zoning.

- *Jeff representing Mckenna:*

Mkenna is used to working with both condensed and rural towns. Jeff provided a packet with previous townships and city's that they have previously worked with. Mkenna also is engaged with the community with online and letter surveys, as well as an open house. A secondary open house is optional with an extra \$3,000 fee. Currently they are working with the City of Ludington and City of Hart on their zoning ordinances.

- Wayne: We want as much input as possible with the option to hit as many residents as possible with different working shifts. (It is likely a secondary open house would be requested)

Zoning Administrator comments:

Steve- There were 8 new builds this past year. Our township had the most "new builds" in the county. People want to live here, and they enjoy it here.

- There may be a special meeting coming up. A grow facility has mentioned they are debating on a new building for their site plan. This would require a special meeting but as the facility is on the fence it is not determined at this time whether we need to schedule one.

Public Comments: None

Recommendation to the Township Board

Michael J to be Chairperson. Mary H. to be Secretary.

Master Plan and Zoning Ordinance: A special meeting to be held February 9th for the proposal decision on the Master Plan. Motion by Wayne F. Support by Rick R. Passed 5-0

Adjournment

Mary motioned for adjournment Michael J support. PC 5-0 to end the meeting.