

**YATES TOWNSHIP PLANNING COMMISSION MEETING  
Final - Minutes for September 10, 2020**

**Meeting called to order at 6:01 by Chairperson Blair Evans**

**The Pledge of Allegiance**

**Roll Call:**

Commissioner Iris Hill -P; Commissioner Evelyn Walker -P; Commissioner Janie Durban-P; Yates Township Representative & Ex-Officio Charles "Mite" Atkins -P; Commissioner Julia Carr -P; Commissioner Micah Franklin -A, Chairperson Blair Evans-P

**Reading and Approval of the Minutes:**

The reading of the minutes is tabled.

**Old Business**

Planning Commission cannot review corrected minutes until the Secretary reviews. Will be brought up again at the next meeting.

Status of items previously brought before the Planning Commission; (1) Person is replacing a single wide manufactured home with a newer double wide home. There was a change in the zoning ordinance which had not been properly adopted. Their application has now been approved. (2) Person requested to build a pole barn across the road from his primary residence. Request is on hold until the Commission receives more information about the project.

Planning Commission files and records, our document repository, is growing. Hopefully all the planning commissioners are using this. The following are the current electronic repository contents: Land use permits, granted permits, background information for meetings beginning with the July 15, 2020 meeting, electronic zoning map, MSU planning and zoning audit, current Yates Township ordinances, National Registry of Historic Places, Planning Commission schedule for this year, Yates policies for employees, resolution that established the Planning Commission, Yates Township master plan, Michigan Zoning and Planning Acts, County master plan 2018, Planning Commission Bylaws, and Yates Township Recreation Plan.

Planning Commission Annual Work Plan; The following items are included in our annual work plan: Five year Mandatory review of master plan, update bylaws to align with Michigan Planning Enabling Act of 2008 and Michigan Zoning Enabling Act of 2006, standards for minutes and records, organization of Planning Commission records, update zoning ordinance per 6/28/11 Yates Township board resolution, and a training plan. Commissioners were asked to review and consolidate the work plan and be prepared to address these plans at the next meeting.

**Discussion for issues not on the agenda for Planning Commissioners-** There are none.

**Report of Township Representative** – YTBR&EO Atkins has nothing to report.

Report of Zoning Board of Appeals Rep - We are in the process of getting the ZBA meeting together. We have an issue that has come up, which we can review later in new business, in terms of the Zoning administration work. A project (*Mark Thomas's renovation and re-purposing of the old "Sweet Heart Motel"*) in a residential community district that is looking to do a multi-family and the ordinance indicates that is allowable as an exceptional use, but that exceptional use has to be directly approved by the ZBA. The owners of the project are not appealing anything, nor looking for a site plan review, but they are looking to use the "Exceptional Use" option within the zoning ordinance. The "[administrative record of analysis of land Use Application](#)" and other pertinent documentation is located in the digital repository. Discussion from commissioners ensued responding to the report.

### **Report of Planning Consultant – Not available**

#### **New Business**

Possible changes in Planning Commission membership and officers – (1) Micah Franklin has not been able to attend for the last several months and is interested in resigning. (2) The Secretary, Iris Hill is not able to do the minutes at this time. (3) Chris Grier has approached the Board to be considered as a new member of the Planning Commission. At a special meeting on September 9, 2020 the Township Board approved Chris Grier to occupy the seat as a member of the Planning Commission as soon as Micah Franklin's resignation has been received by the Board. When the Commission receives the official resignations from Iris Hill, from her position of secretary but not the Planning Commission and Micah Franklin, an election would take place to appoint a new Secretary. The Chairperson will call a special meeting for the purpose of having an election as soon as the resignations are received.

PC review of township property re: Master Plan and Zoning - To improve decision making, if the township is making decisions about the buying and selling of strategic property, they ask for an opinion from the Planning Commission to analyze it against the master plan to see how it fits into the master plan and to analyze it to see how it fits into the zoning. The first instance of this is a home on Martin Luther King Drive on the smaller section of Idlewild Lake between, and on the same side as, the Idlewild Party store and Meek's Park. This property was taken off the tax sale by the township. A letter of intent has been received from "We The People of Detroit" about purchasing the home to establish a regional Great Lakes Person of Color water camp. We should all review this request as it relates to the master plan and the zoning to see if this fits into what that property area is about and decide if this proposal is in the best interest of moving the master plan forward. We would like to give feedback on this proposal by the next meeting.

Zoning Administration report from last month - (1) Previous request from owner replacing single wide home with double wide home. Item was resolved through them challenging the township as to the ordinance being approved. The new zoning ordinance had not yet been published so the request aligns with the last ordinance. (2) Previous request from people who are interested in renovating property that used to be a nursing home. Supervisor has sent them a land use permit application. We are waiting for the application to be returned to move on this. (3) Request for septic upgrade. An application was provided by the Clerk. (4) Request for land use electric pole permit for camping. In order to get an electric pole, they need an enforcement review stating the area is suitable for camping, then they need a land use permit from Yates Township, and also an electric pole permit from Baldwin. This request is pending the

camping ordinance enforcement approval. (5) Contractor is interesting in renovating a structure that is non- conforming and has a non-conforming use. We are giving him analysis and feedback on that. (6) Land use permit that was granted to Thomas for the Sweetheart Motel but they did not take into account the zoning district and intended use of that property. Owner submitted an updated application. It is a Zoning Board of Appeals matter. Employee relations are being looked at by the township. Supervisory and job performance issues are being evaluated. Experts at MSU are involved and assisting.

**Public Comment -**

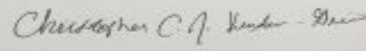
Chris Grier would like to make himself available to the Commissioners to reach him to ask any questions they may have for him. Chairperson will make his phone and contact information available.

**Adjournment**

Motion made by Commissioner Evelyn walker; Second by Commissioner Julia Carr  
Commissioner Janie Durban-Y; Commissioner Julia Carr -Y; Commissioner Evelyn Walker -Y;  
Commissioner Iris Hill -Y; Yates Township Representative & Ex-Officio Charles "Mite" Adkins  
-Y; Chairperson Blair Evans-Y

Meeting Adjourned at 7:53

Approved January 14, 2021,



Planning Commission secretary.

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