

HENRIETTA TOWNSHIP PLANNING COMMISSION  
11732 Bunkerhill Road, Pleasant Lake, MI 49272  
517-769-6925

March 28, 2017  
Regular Meeting  
-draft-

The Regular Meeting of the Henrietta Township Planning Commission was called to order at 7:33 p.m. by Chairperson Nancy Hawley

Members present: Hawley, Troman, Draeger, Faist, Duszynski, Hoffman, and Wellington.

Approval of Minutes from February 2017 Regular Meeting.  
Motion by Hoffman, supported by Draeger, Motion passed.

Public Comment: None

Township Official's Report:

Faist stated that the Board approved the text amendment updates on Ordinance #9 Mobile Homes, Zoning Ordinance Sec. 802.1 Mobile Home Park, and added text concerning permitted and conditional uses of Adult/Child Care Homes, as necessitated by the Zoning Enabling Act. The March Board of Review had ended. The Board approved the purchase of five firefighter turnout gear replacements, using a grant and township matching funds. The Board approved the hiring of temporary help to prepare assessing records for scanning and storage.

Grimes stated, due to inquiries in regard to recent Medical Marijuana legislation, "it was determined that the Township Board is not in favor of approving these types of commercial growing operations and has no intention of pursuing an ordinance to regulate them". This concurs with the Medical Marijuana Home Occupation, Section 120-7, Subsection F. 7 of the Zoning Ordinance text. County JNET representatives will present updates on recent Medical Marijuana legislation at the April 12th Board meeting.

PC members discussed the state of roads in the township. Grimes reported that the County's Road Project Map focuses improvements on the south part of the County but lacks refurbishing in this area.

Old Business:

The PC reviewed the improved Waterfront Protection informational brochure/newsletter text and design. Wellington will work with Grimes on layout for the township's newsletter portion. She suggested posting brochure information on the township's website.

Draeger attended the Shoreland Protection program at MSU. He stated it was very informative, offered a variety of resources, as well as a "Help Stop Aquatic Hitchhikers" campaign sign that can be posted at a boat launch. PC members suggested posting additional signs at other township launch sites.

New Business: None

Public Comment/Open Discussion:

Hawley noted the draft Waterloo Township Master Plan was available for review. The Plan notes a drop in population, and does not expect significant growth in the next five years. The Plan includes a FEMA floodplain map, encourages farmland/open space preservation, and discourages “strip” development that creates many driveways directly abutting roads, which significantly undermines the rural character.

She presented data reviewing sign regulations in the Zoning Ordinance, and court decision concerning “content-neutral” signage. Draeger noted that future Ordinance updates might include the Watts equivalents to LED lighting chart.

Hawley provided a copy of a recent MI Appeals Court case concerning a township's decade-long delay in enforcing its zoning ordinance did not create a vested right to use property in violation of zoning regulations.

Adjournment:

Motion to adjourn made by Wellington, support by Troman. Motion approved.

Meeting adjourned at 8:34p.m.

Next Meeting: April 25, 2017 at 7:30p.m.

Respectfully submitted by

N. Hawley

Substitute Recording Secretary