

MINUTES OF THE AUGRES TOWNSHIP PLANNING COMMISSION

Zoning Ordinance Review Meeting

September 11th, 2023

9:00 A.M.

IN ATTENDANCE: Chairman Jesse Young, Ross Maser, Patricia Tremble, Donna Wilson and Zoning Administrator Art Gallop.

ABSENT: Barbara Luberd

PUBLIC IN ATTENDANCE: Jeff Czymbor, Jim Herzog and Michael Oxley

CALL TO ORDER: The meeting was called to order at 9:05 am with the Pledge of Allegiance

APPROVAL of AGENDA: Motion made by Ross Maser to approve the agenda as presented. Motion supported by Donna Wilson. Voice vote. All Ayes. No Nays. One Absent. Agenda approved.

APPROVAL of MINUTES: Motion made by Maser to approve the minutes of the June 26th, 2023 Planning Commission meeting. Motion supported by Tremble. Voice vote. All Ayes. No Nays. One Absent. Minutes approved.

PUBLIC COMMENT: None.

BOARD COMMENT: Ross Maser commented on whether there were time limits on how long a dock can set at the side of the road in Lakeshore/Residential areas. Having seen high water levels and now low levels docks are being removed from the lake and just set on the roadside. What of the beauty of the lakeshore and should there be a timeframe in the ordinance?

Patricia Tremble pointed out that Maser was not in compliance of the blight ordinance, expressing her thoughts with the phrase "clean your own porch first!". No matter that your property is on a dead end road, all roads are public.

At this exchange, Chairman Jesse Young pointed out that it was not his function to censor comments.

TOWNSHIP ORDINANCE REVIEW: As of last meeting, several topics were tabled for further discussion: Grass mowing - the ordinance stated a 7" maximum height before requiring mowing. Zoning Administrator Art Gallop spoke about lots which are up for sale, which are an eyesore, especially along the lakefront. Can we get the realtors to mow those properties? Clerk Oxley stated that letters to residents had worked in the past, such as with Nathan Child's. Supervisor Herzog added that he has taken pictures of properties with just that intention (such as the corner of Green Drive and Gordon Roads). Oxley opined that defining how much of a yard should be mowed is tricky. Using his home as a reference where he only mows around the edge of his circle drive and up by the house, preferring to keep the grasses tall to hold down the dust from his road. More discussion by the board followed - in the end it was decided to keep the zoning ordinance as it was (7" height limit).

Bread and Breakfasts - Tremble and Wilson had collaborated on a definition which was garnered from House Bill 4722 (11-12-2021). **'Short Term Rental'** would mean the rental, for up to 30 consecutive days, of a single-family residence, a dwelling unit in a one- to four-family house, or a unit or group of units in a condominium. This term to be added to chapter 2 (definitions) of the township Zoning Ordinance.

Land Division - As a survey is required in the assessor land division application. The need for including the specification in the zoning ordinance was discussed. The legal description of a land division/combination was always the responsibility of the landowner, but the survey requirement was not in the zoning ordinance. It was decided that text from the application be added to chapter 2 (definitions, page 2.6).

Tremble brought up discussion about fences. It was decided that the ordinance was sufficient, and regulating the type of fence a resident could have was difficult to define.

SOLAR FARMS: The motion to have a 5-year moratorium on commercial solar farms was taken up by the township board at the July 2023 Board of Trustees Meeting and approved. When it is time for the Master Plan update, the solar farm topic would be revisited.

BOARD COMMENT: Wilson inquired about a detailed report from the Zoning Administrator at the township board meetings - something in writing - including copies of the zoning permits - to keep the board informed, and also the planning commission members as well.

PUBLIC COMMENT: Jeff Czymbor asked about the 'Short Term Rental definition'. Czymbor also reported harassment by his neighbor, loud noises, rude signs, animals on his property (chickens). Legal representation, reporting to the police and animal control was the suggested help given. Czymbor also questioned physical survey data which conflicted with the original Plat Map data.

NEXT MEETING DATE: The Planning Commissions' 3rd Quarterly meeting to be held on Monday, September 11th, 9:00am

ADJOURNMENT: TIME – 10:20am. Motion made by Tremble to adjourn the meeting. Supported by Wilson. Voice vote. All Ayes. No Nays. One Absent. Meeting adjourned.

Minutes approved at the Planning Commission Meeting _____

Jesse Young, Chairman _____

Michael Oxley, Clerk _____