

MINUTES OF THE AUGRES TOWNSHIP PLANNING COMMISSION 2nd Quarterly Meeting June 2nd, 2025 9:00 A.M.

DRAFT

IN ATTENDANCE: Chairman Jesse Young, Robert Cotter, Patricia Tremble and Aurette Gates.

ABSENT: Donna Wilson

PUBLIC IN ATTENDANCE: Michael Oxley, Jim Herzog and Derek Porritt

CALL TO ORDER: The meeting was called to order at 9:00am with the Pledge of Allegiance

APPROVAL of AGENDA: Patricia Tremble amended the agenda to discuss Robert Cotter serving as inspector of marijuana facilities. Motion made by Patricia Tremble to approve the agenda as amended. Motion supported by Aurette Gates. Voice vote. All Ayes. No Nays. One absent. Agenda approved.

APPROVAL of the MINUTES: Motion made by Tremble to approve the minutes of the March 26th, 2025 Planning Commission meeting. Motion supported by Cotter. Voice vote. All Ayes. No Nays. One absent. Minutes approved.

PUBLIC COMMENT: Chairman Young reiterated the 2-minute limit per person or group. No interruptions while another person is speaking. Clerk Oxley, prior to the meeting was granted permission by Chairman Young to speak as representative of the Au Gres Township Board on matters concerning the ordinances. Derek Porritt questioned if the planning commission board has considered having more than 5 members, in order to prevent the postponement of scheduled meeting as have happened since the last meeting on March 26th. Concerned that meeting postponements, with few days notice, puts a burden on himself and others, getting time off from their jobs to attend a Monday morning meeting.

BOARD COMMENT: None at this time.

BLIGHT ORDINANCE: Clerk Oxley noted two (2) Blight ordinance handouts: one being the ordinance which the Planning Commission motioned to give to the township board, with recommendation to approve. That copy, sent back to the planning commission, with sections highlighted in yellow, with which the township board had issues (and some sections with comments in red for clarification or expansion). The second handout was the Au Gres Township Board's version of the document.

Discussion on removal of 'and unused building materials' in the ordinance description. Aurette Gates showed a photo of a neighbor's woodpile, she considered blight. Cotter described the photo as appearing to him as fire wood, expressing his opinion that building materials was a fine line between defining usable materials. Young spoke of 'shades of grey' on this topic, one persons firewood could be another's building materials. Also noting that an ordinance has to allow for changes in a community. Cotter added that one size does not fit all.

Discussion on watercraft (page 1 section a) and the phrase 'whether or not the same could be put to any reasonable use'. It was decided that watercraft should stay in, and the 'reasonable use' phrase come out.

Discussion (page 2 section c) it was decided that 'cement nails, screws' should be removed.

Discussion (page 2 section g) the phrase 'dead weeds, grass or brush' was too difficult to define, and might be better handled in the zoning ordinance under land class designations.

Discussion (page 2 section 2 Determination) the section 'the spread of vermin and disease, the increase of criminal activity' was decided to be deleted.

Discussion (page 3 section 4 Blighted or Vacant Structures) the wording 'kept securely locked, the windows kept glazed and otherwise...' should be removed.

Discussion (page 3 section 5 Enforcement) 'notice to be sent by first class mail' is to be changed to read 'sent by certified first class mail with signature confirmation'.

Discussion (page 3 section 7 Penalties) 'constitute a separate offense' was be clarified.

No other changes in the remainder of the document. Motion made by Gates to modify the Blight Ordinance per discussion, sending it back to the Au Gres township board with recommendations to adopt. Motion supported by Tremble. Voice Vote: All Ayes. No Nays. One Absent. Motion approved.

ABANDONED VEHICLE ORDINANCE: Clerk Oxley noted two (2) Abandoned Vehicle ordinance handouts: one being the ordinance which the Planning Commission motioned to give to the township board, with recommendation to approve. That copy, sent back to the planning commission, with sections highlighted in yellow, with which the township board had issues (and some sections with comments in red for clarification or expansion).

The second handout was the Au Gres Township Board's version of the document.

Discussion (page 1 Ordinance description): Tremble disagreed that house trailers should remain in the description, but modified to read 'Abandoned House Trailers'. As for 'recreational vehicles' replacing 'boats and jet skis' throughout the ordinance, Tremble disagreed. Those items should be clearly defined. Oxley was concerned about the disposal of fiberglass boats. Tremble stated that junkyards take them. It was decided that wording throughout the document should retain 'boats and jet skis'.

Discussion (page 1 section 1 Title) title to remain at originally stated, including 'and/or Boat ordinance and unregistered vehicle.

Discussion (page 2 section 2 Definitions number 2-3) '...valid and current license plate and/or registration... and insurance coverage.' Oxley explained that this section was the main issue with the township board rejecting the ordinance (motioning to send it back to the planning commission). How could it possible be enforced, and was it necessary in order to have properties with multiple junk vehicles cleaned up? The phrase was changed to 'Inoperable and has not borne a valid and current license plate and/or registration in the last 24 months.'

Discussion (page 2 section 3 Purpose) this section, covered above, retained the phrases 'all-terrain vehicles, snowmobiles... (and) ...boats and jet skis' etc, but altered the phrase 'hazards to children and others attracted to such vehicles and/or trailers' to read 'hazards to others'.

Discussion (page 3 section 4 Violations) this section as well, retained the phrases 'all-terrain vehicles, snowmobiles... (and) ...boats and jet skis' etc. The phrase (page 4) beginning with 'shall be insured, properly registered, bearing visible licenses, etc' was removed in its entirety.

Discussion (page 4 section 3) removed the phrase 'right-of-way or public property' as it is covered in state law. The phrase 'for a period in excess of 24 hours...' was changed to 30 days. Also the phrase 'Any such work within such 24-hour period...' was changed to 24 hours.

Discussion (page 5 section 6 Penalty number 3) 'The Township has a location...' was clarified to state that the towing company hired by the township has a location. Similarly, the expansion of this paragraph (page 6 top) removed the phrase 'that three (3) days after tagging of an appropriate vehicle,' and the phrasing of towing charges was changed to clearly state that the owner would pay towing/storage charges, with no fees being paid by the township.

No other changes in the remainder of the document. Motion made by Cotter to modify the Abandoned Vehicle Ordinance per discussion, sending it back to the Au Gres township board with recommendations to adopt. Motion supported by Tremble. Voice Vote: All Ayes. No Nays. One Absent. Motion approved.

Solar Farms Discussion: As so much time had been spent on the two ordinances, it was decided to table the solar discussion to the next planning commission meeting. Meeting to be held on Monday, September 8th, 2025 at 9:00am

Marijuana Facility Inspector: Tremble discussed the idea that Robert Cotter, if he would agree, to serve as inspector of the marijuana facilities in the township. Facility details, frequency and compensation to supplied by Clerk Oxley.

BOARD COMMENT: Tremble thanked the planning commission members, and the township board for working together to get these ordinances approved.

PUBLIC COMMENT: Porritt stated that it took 24 months for these to be done. And reported a resident on Green Drive running a chop shop with 25 boats and cars in the yard. Further reported another resident living in a trailer on Santiago road north of US-23.

ADJOURNMENT: TIME – 10:35am. Motion made by Tremble to adjourn the meeting. Supported by Cotter. Voice vote. All Ayes. No Nays. Meeting adjourned.

Minutes approved at the Planning Commission Meeting _____

Jesse Young, Chairman _____

Michael Oxley, Clerk _____