

Gaines Township
**Planning Commission Public Hearing/
Regular Meeting Minutes
August 28, 2019**

Members Present: Jason Ling, Sam Stiff, Ken Klungle, Lee Purdy, Bill Harris

Absent: Dave Plumb

Meeting brought to order: @ 7:34 p.m.

Call to the public: No response

Chairman Harris opened the Public Hearing at 7:36 p.m. and presented proposed ordinance amendments regarding agritourism. Commissioner Purdy presented proposed ordinance amendments regarding solar energy systems.

- 1. Bruce Rick – 7150 Van Vleet Road – question regarding buffer being required on all sides.**

Chairman Harris presented proposed ordinance amendments regarding Elderly Citizen Housing Option (ECHO) and new Article IX-A Mixed-Use District (MXD).

- 1. Harrison Parker – 9497 Miller Road**
- 2. Steve Horton – 9280 Elaine Drive – concerned about drainage/flooding**
- 3. Kathleen Duval – 9333 Elaine Drive – concerned about fast food being allowed**

Chairman Harris closed the public hearing and opened the regular meeting at 8:46 p.m.

Motion by Ling: supported by Stiff, to approve the June 26, 2019 regular meeting minutes as presented.

Motion carried

Motion by Ling: supported by Purdy, to revise Agritourism Amendments page six (6), paragraph three (3), section UUU Agritourism Enterprise, Class II **from** “must *exceed* ten (10) acres in size.” **to** “must *be at least* ten (10) acres in size.”

Motion carried

Motion by Stiff: supported by Purdy, to recommend to the township Board of Trustees that Agritourism Amendments be adopted as amended.

Motion rescinded

Motion by Purdy: supported by Stiff, to revise Solar Energy System Amendments page ten (10), paragraph six (6), section QQQ – Small Scale Solar Energy Systems **from** “All small solar energy systems *shall be buffered*” to “*At the discretion of the Planning Commission, all small solar energy systems may require buffering*”.

Motion carried

Motion by Purdy: supported by Stiff, to recommend to the township Board of Trustees that Solar Energy Systems Amendments be adopted as amended.

Motion carried

Motion by Ling: supported by Klungle, to recommend to the township Board of Trustees that ECHO Housing Amendments be adopted as presented.

Motion carried

Motion by Ling: supported by Stiff, to amend Article IX-A, Mixed-Use District (MXD) page fifteen (15), section nine (9) A.01 **striking** “*along the Miller Road frontage, west of the City of Swartz Creek*”.

Motion carried

Motion by Stiff: supported by Ling, to recommend to the township Board of Trustees that new Article IX-A Mixed-Use District (MXD) text, including proposed zoning map amendments, be adopted as amended.

Motion carried

New Business

1. None

Motion by Ling: supported by Purdy, to adjourn at 9:55 p.m.

Motion carried

Respectfully submitted,

Karen Hawkins
Recording Secretary