

Minutes

Inland Township Planning Commission Meeting

19668 Honor Hwy. Interlochen MI 49643

February 20, 2023

Call to order: @ 6:00 by Laura Turmel

Pledge of Allegiance:

Roll Call: Mari Dew, Mary Miller, Paul Huffman, Jim Weller, Zoning Administrator Absent, Nellie Thomas

Motion made by Mary Miller, seconded by Mari Dew, to elect Laura Turmel as Chairperson. All in favor.

Motion carried.

Laura Turmel to take minutes for this meeting until a recording secretary can be hired.

Motion made by Mary Miller, seconded by Mari Dew, to elect Paul Huffman as Vice-Chair. All in favor.

Motion carried.

Public Comment: Jim Clark commented on the Green Lake Township Marijuana Ordinance

Anthony Dutt commented on the Marijuana Ordinance in Green Lake Township and his requests for changes to Inland Township Zoning Ordinance.

Closed Public Input at 6:08

Approval of Meeting Agenda: Motion made by Mary Miller, seconded by Mari Dew to approve the agenda with corrections. All in favor. Motion Carried

Approval of Meeting Minutes: No minutes provided. Mari Dew to provide the previous minutes at our next meeting

Old Business:

1. Update on medical marijuana:

Jim Weller has provided the planning commission with Benzie Counties Adult Use Marijuana Ordinance and Benzonia Township's Recreational (Adult Use) Marihuana Establishment Ordinance for reference.

2. Update on ordinance regarding dwelling size definition and discrepancies in the ordinance:

Jim Weller brought some discrepancies/confusion in the Zoning Ordinance to the commission's attention.

Minimum length of walls on dwelling needs some clarification.

Motion by Mary Miller, seconded by Laura Turmel, to allow Jim Weller to reach out to our Township attorney to come up with correct verbiage for the individual dwelling wall sizes.

Roll Call: Mari Dew, yes Mary Miller, yes Laura Turmel, yes Paul Huffman, yes. Motion carried

Jim Weller requested that every district/section of the zoning ordinance should require a site plan. The current zoning states "These uses are allowed by right, without the need for site plan approval, with the appropriate land use permit." He would like the lawyer to review Mary Miller to allow Jim Weller to take Sections 5.2,6.2,7.2,8.2,9.3,10.2 of the Zoning Ordinance to the Township attorney to see whether or not we need change the definition under permitted uses.

Roll call: Mari Dew, yes Mary Miller, yes Laura Turmel, yes Paul Huffman, yes. Motion carried

Laura Turmel would like a definition for "Public Buildings and facilities" as listed in all of the sections of our Zoning Ordinance

Jim Weller would like clarification, and actual definitions of "Riding Stables, Dude Ranches, commercial equine boarding facilities" especially the ones listed in the residential districts. Mary Miller, motion to allow Jim Weller to reach out to the attorney for anything else he feels he needs a definition/clarification for.

Roll call: Mari Dew, yes Mary Miller, yes Laura Turmel, yes Paul Huffman, yes. Motion carried

New Business:

1. **Joe Westerbeke Dollar General Site Plan:** Presentation by Joe Westerbeke with Dollar General to be built on the corner of Reynold's Rd. and US 31. According to the zoning ordinance, a site plan is not necessary. County Road Commission has granted access. Fire Chief Profst requested they make their drive 5 feet wider to allow for firetruck access. They said they will check with their developers.

The developer said that they will consider adding a line of trees between the north property and the neighboring lot.

The developer said they will add a 6 foot fence along the North property line.

Because the zoning Ordinance allows for retail sales within an enclosed building, as a use by right, without the need for site plan approval, with the appropriate land use permit (Article 10 Section 10.2)the Planning Commission thanked them for their time. The Zoning Administrator will approve their land use permit.

2. **Address zoning areas for Recreational Marijuana:**

The Inland Township Board has asked the Planning Commission to create an overlay map for possible future Recreational Marijuana.

Lots of discussion. Tabled until later in the meeting.

Public Hearing regarding Joe Tanis rezoning request:

Land has been split into 2, 3.01-acre parcels along US 31. The remainder of the land is 22.3 acres (in the back). Joe Tanis is requesting that the 2, 3.01 acres be re-zoned from residential to Commercial. in the front of his property re-zoned to commercial.

Under Article 14- Administration and Enforcement, Section 14.12. E. Standards for Rezoning

Standards for Rezoning: A rezoning application shall not be approved unless the following standards are met.

1. The proposed map amendment shall be consistent with the goals, policies, and future land use map of the Inland Township Master Plan.

Roll call: Mari Dew, yes Mary Miller, yes Laura Turmel, yes Paul Huffman, yes.

2. The proposed district and the uses allowed shall be compatible with the site's physical, geological, hydrological and other environmental features. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, and potential influence on property values and traffic impacts.

Roll call: Mari Dew, yes Mary Miller, yes Laura Turmel, yes Paul Huffman, yes.

3. If rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including roads, sanitary sewers, storm sewers, water, sidewalks, and road lighting. 4. Other factors authorized by law.

Roll call: Mari Dew, yes Mary Miller, yes Laura Turmel, yes Paul Huffman, yes.

4. Other factors authorized by law.

Roll call: Mari Dew, yes Mary Miller, yes Laura Turmel, yes Paul Huffman, yes.

Public Comment on public hearing: none

Laura Turmel motion to approve the re-zoning request presented by Joe Tanis. Mary Miller, second.

Roll call: Mari Dew, yes Mary Miller, yes Laura Turmel, yes Paul Huffman, yes. Motion carried

3. New recording secretary:

Laura Turmel made a motion to have all of the Planning Commission ask around to see if they know anyone who would like the position, if so, have them go to the next board meeting. If none of the commission members can find anyone, it is recommended that Jim Weller ask the board to run an ad for a new recording secretary. All in favor. Motion carried

4. Recreational marijuana overlay:

Mary Miller made a motion that the proposed overlay district should be in the current commercial zoned areas and also in the commercial zoned areas on the future land use map. Roll call: Mari Dew, yes Mary Miller, yes Laura Turmel, yes Paul Huffman, yes. Motion carried

Public input:

Current owner of the land where the Dollar General will be built (no name recorded). He suggested that the commission ask MDOT to require the Dollar General and Cherryland Grocery have joined access so people can go from one business to the other without having to enter US 31.

Bendon Rd. property owner (no name recorded) asked that the planning commission decline any future requests for marijuana use/processing/growing etc. in our Township.

Reports/Discussion: None

Adjourn: Motion by Laura Turmel, seconded Mary Miller to adjourn. Meeting adjourned at 8:50.

