

ARLINGTON TOWNSHIP PLANNING COMMISSION

QUARTERLY MEETING

APRIL 6TH, 2016

- 6:58 Meeting called to order by Chairman James Funke
- Pledge of Allegiance
- Commissioners present
- Chairman James Funke, Mr. Holms, Mr. Wooding, Mrs. Bregger, Mr. Williams
- Other Attendees: John O'Connell, Jeff Melvin, Ken Dettloff, Annie Davidson-Funke
- 7:00 Reading of minutes of September 2nd, 2016 Planning Commission quarterly meeting:
- Mrs. Bregger made the motion to accept minutes as read.
- Mr. Wooding seconded.
- Passed unanimously
- 7:05 Reading of minutes of the September 23rd, 2015 Planning Commission special meeting:
- Mrs. Bregger made the motion to accept minutes as read.
- Mr. Holmes seconded.
- Passed unanimously
- 7:08 Mr. Funke gave background information on the history/purpose of the planning commission.
- Results from the 2015 resident survey were discussed:
- Residents enjoy current state of Arlington Township
- Lack of development
- Highest opportunity for improvement from the survey was expanded Employment Opportunities in the area
- Mr. Funke described the Special Use Permits issued in 2015: Engine repair shop, Krugler gravel pit, Smith's gravel pit, Engle Farms, Township Hall

Mr. Funke explained that the Planning Commission doesn't handle zoning, instead it owns the Land Use Plan to make recommendations for future zoning changes.

Mr. Funke explained that the Open Meetings Act is a state law requiring all special use permit business to be discussed during open meetings, with the exception that it is permissible to give information on how to file a request.

7:26 Mr. Funke requested input from Ken Dettloff on land use plan

Mr. Dettloff stated that:

The land use plan is policy not regulations

Its purpose is to set up a guide to suit the vision that the residents want

Every zoning change must be in compliance with the land use plan

Problems come from liberal use of special use permits

Mr. Dettloff stated that the Planning Commission has 3 options for the Land Use Plan

1. Per the survey, current Land Use Plan meets desires of the residents – leave the Land Use Plan unchanged
2. Revise certain parts of the Land Use Plan
3. Rewrite the Land Use Plan

Mr. Dettloff stated that options 2 and 3 require a hearing, and the 3rd requires notifications to be sent out.

He does not see significant need for a complete rewrite and current zoning is consistent with the Land Use Plan.

If Industrial or Commercial growth is desired – approximately 200 acres zoned near Bangor

Lack of utilities inhibits interest in commercial expansion in the township

Per the survey, the ideal situation appears to be commercial expansion in the Bangor/South Haven area, providing jobs to residents while keeping Arlington Township rural.

7:46 Mr. Funke suggested scheduling a special meeting to discuss Land Use Plan review

Mr. Dettloff suggested waiting for request for zoning change.

Mr. Dettloff stated that medical marijuana dispensaries will likely be an upcoming planning/zoning issue.

Recommendation was made that new commission members take the time to understand that plan before voting on next steps.

7:58 Discussion on schedule for 2016 meeting dates

Meetings will be June 1st, September 7th and December 7th

Mr. Holmes made motion to schedule meetings for these dates

Mrs. Bregger seconded.

Motion Passed Unanimously

8:03 Discussion on Citizen Planner Course

Commissioners will be reimbursed

Mr. Funke stated that the course is valuable and filled with examples.

8:08 Mr. Funke anticipates a special use application for the wood stove business on M-43 if the section of Arlington Township currently under the 425 agreement with Bangor reverts to the township

8:13 Public Comments – Annie Davidson-Funke gave update on the township hall status:

Township hall to be painted

Township hall to be used for meetings in line with special use permit.

Mr. Pugsley and Mrs. Phillippe adamant all entry should be through the new doors.

Thanks to Dennis McGrew for all hard work

Landscaping and grass seeding coming soon

Alarm system to be hooked up soon

8:20 Mrs. Bregger made motion to adjourn the meeting

Mr. Wooding seconded

Motion carried