

ARLINGTON TOWNSHIP PLANNING COMMISSION

QUARTERLY MEETING

JUNE 6, 2018

Commissioners present: Chairman James Funke, Joe Wooding, Jeff Melvin, Martha Bregger.

Commissioner absent: Mike Koshar

Other attendees: Ken Dettloff, John O'Connell, Annie Davidson-Funke, Michael Gray, Robert Robinson, Jane Robinson, Dorman Wilson, Susan Wilson, Janet Toten

Meeting was called to order by Chairman James Funke at 7:00 p.m.

Pledge of Allegiance was recited

Jeff Melvin read the minutes from the May 9, 2018 special meeting: Joe Wooding moved to accept minutes as read. Martha Bregger supported the motion. Passed unanimously.

Special use permit (SUP) renewals were presented. Chairman James Funke shared information about SUP's. John O'Connell reported there are no issues or concerns and that these four special use permits should be recommended for renewal at this meeting.

A. Krugler sand pit

Joe Wooding moved to approve the special use permit for the Krugler sand pit for another year. Martha Bregger supported the motion. Passed unanimously.

B. Smith gravel pit

Martha Bregger moved to approve the special use permit for the Smith gravel pit for another year. Joe Wooding supported the motion. Passed unanimously.

C. Engel Farms Event Complex

Joe Wooding moved to approve the special use permit for the Engel Farms Event Center for another year. Martha Bregger supported the motion. Passed unanimously.

D. Todd Small Engine Repair Shop

Martha Bregger moved to approve the special use permit for the Todd Small Engine Repair Shop for another year. Joe Wooding supported the motion. Passed unanimously.

All four special use permits will be forwarded to the Township Board for approval at the June 20, 2018 meeting.

Old Business

1. The status of the Medical Marijuana Ordinance was discussed.

- The ordinance was published May 27, 2018.
- It will become effective on June 26, 2018.
- Special Use Permit (SUP) applications need to be submitted to Jacque Phillippe, Supervisor.
- A public hearing will be held, and neighbors notified within 300' of site.
- SUP's are granted to and follow the owner/applicant. If entity is sold, a new SUP must be granted.
- Applicant must be the deedholder or have the permission of the deedholder.

There was some discussion regarding the fee for the SUP. It was stated that the fee would be the same as for any SUP which is currently set at \$600.00.

Michael Gray commented that he didn't think it would be fair to have a different fee or a tiered fee for MMA SUP's compared to regular SUP's.

2. Ken Dettloff presented a proposed amendment to the zoning ordinance regarding Bed & Breakfast establishments and Air BnB homes. (attach proposal)

- The current ordinance is very vague regarding these two entities. The proposed amendment was discussed and will only allow a bed & breakfast or Air BnB to be operated in an agricultural zone.
- Neither entity would be allowed in an R-1 residential zone.

Janet Toten from Scott Shores Association presented some information about the Association's definition of guest.

- The Association is concerned about increased traffic, increased vandalism, increased noise and decreased trust in a "safe neighborhood atmosphere" due to the lack of the rental screening process.
- There are currently 149 owners and 102 Association members.
- They recently voted 57-9 to approve their new guest definition.
- It reads as follows: A welcomed guest is a (non-owner, non-paying) guest of a currently paid member which must be able to produce a current annual membership card to utilize our share properties.

Chairman Funke read the SUP consideration guidelines and stated that a zoning amendment hearing would need to be held on this issue. There was some discussion on if this would require a special meeting or could be taken up at the September meeting.

3. Business operations in an agricultural zone.

- The commission decided to table the issue regarding trucking companies (and owner/operators) that are in agricultural zones.
- Ken Dettloff stated that it may be as easy as a text change in the ordinance and that each entity would need to complete a SUP for operating in the agricultural zone.

New business

There was no new business.

Public comments:

Janet Toten commented that she was very impressed with the township hall building.

The next planning commission meeting is scheduled for Wednesday, September 5, 2018 at 7:00 p.m.

The meeting was adjourned by Chairman James Funke at 7:55 p.m.

Respectfully submitted,

Jeff Melvin