

A legally advertised meeting of the Denton Township Planning Commission was called to order in the Denton Township Hall by Chair Fred Chidester at 10:00 a.m.

Commissioners in attendance: Chair Chidester, Carol Asher, Joyce Golden and Tina Seegraves.

Commissioners not in attendance: Paul Tiepel.

Others present: Rick Wing, Bob Dorn, Zoning Administrator Rachael Barnes and Secretary Theresa Wagner.

Motion by Asher supported by Golden to approve the agenda as presented.

Ayes 4 Nays 0 Absent 1 Motion Carried.

Motion by Asher supported by Golden to approve the minutes of the Regular Planning Commission meeting held October 8, 2019 as presented.

Ayes 4 Nays 0 Absent 1 Motion Carried.

Case #2019-002PC – Special Use Permit.

Chair Chidester stated James Braid was requesting a Special Use Permit for a property split, allowing him to retain the detached additional accessory buildings located at 2521 W. Nestel Rd., Prudenville, #72-003-022-005-0021. Zoning Administrator Barnes stated the split will not go through until the year 2020. The request is to split the 33.25-acre parcel into two pieces: (1) 7.50-acre parcel which will include the home, pond and the existing (5) detached garages/pole buildings (all erected prior to the Zoning Ordinance being enacted), and (1) 25.75-acre vacant parcel. (Survey on file in Zoning office). The current Zoning Ordinance allows up to (3) detached accessory buildings on a property (5) acres or more, provided the 3rd additional building does not exceed the total footprint of the principle dwelling on the lot and meets all required accessory building setbacks. The split places all (5) of the existing detached accessory buildings on the proposed 7.50-acre parcel. By Mr. Braid requesting the split, he is “altering” an already non-conforming condition (in this case, (2) two more accessory buildings than permitted). The extenuating circumstance is the buildings have been there prior to the Zoning Ordinance, and this split will be cleaning up a parcel for future family options. Discussion followed, with Zoning Administrator Barnes referring to Section 13.3 Accessory Buildings, letters D and E.

Chairman Chidester asked for comments from the floor for or against the request.

Bob Dorn, 2780 W. Nestel Rd., inquired if there were going to be any other pole buildings erected. Zoning Administrator Barnes stated there would be no more additional buildings. Mr. Dorn had no objection to the request.

The meeting closed to the floor at 10:16 a.m.

Chairman Chidester asked for comments from the Board.

The Board agreed the request with these particular circumstances, did not create a precedence, if approved.

After discussion,

Motion by Asher supported by Golden to approve the request of James Braid for a Special Use Permit to allow him to split property #72-003-022-005-0021 into two (2) pieces: (1) 7.50 acre parcel which will include the home, pond and allowing him to retain the existing (5) detached garages/pole buildings (all erected prior to the Zoning Ordinance being enacted), and (1) 25.75 acre vacant parcel, as requested.

Ayes 4 Nays 0 Absent 1 Motion Carried.

Case #2019-003PC – Site Plan Review.

Chair Chidester stated Rick Wing of Green Growers Supply, was requesting Site Plan Approval for a retail business located at 1952 W. Houghton Lake Drive, Houghton Lake, Property #72-003-016-004-0200. Zoning Administrator Barnes stated the building was originally used for retail/warehouse (Follex Supply). Its last use was a “health club” for the front 38’x 60’ area. Mr. Wing would like to purchase the building and move his existing retail business to this location. In the future he would like to utilize the warehouse portion for his medical

marijuana facility, provided he receives approval when ordinance is amended to allow them.

Discussion followed on whether there would be any physical changes to the building, the signage, dumpster, etc. Mr. Wing stated there would be no changes to the building and he would be utilizing the existing sign and will have a fenced dumpster placed on site in the future, when his entire business is there.

Chairman Chidester asked for comments from the floor for or against the request. There were none.

The meeting closed to the floor at 10:40 a.m.

Chairman Chidester asked for comments from the Board.

The Board had no objections to the request.

After discussion,

Motion by Asher supported by Seegraves to approve the request of Rick Wing for Site Plan Approval for a retail business, in the front 38'x 60' area with continued use of the 65'x 76' warehouse in the back, located at 1952 W. Houghton Lake Drive, Houghton Lake, Property #72-003-016-004-0200, as requested.

Ayes 4 Nays 0 Absent 1 Motion Carried.

Discussion: Medical Marijuana Ordinance Update & Lake Transmission.

Zoning Administrator Barnes updated the Board that the Township approved to "opt-in" and allow Medical Marijuana facilities in the township. The Medical Marijuana Ordinance is being drawn up. She stated there has been multiple people calling/coming in to the office to discuss obtaining a permit for this type of business and also many have put offers on empty buildings in the area. She stated her goal is to hold a public hearing in January 2020.

She also informed the Planning Commission that the Township Board voted to move forward with Option Two, proposed by the Township Attorney and have Zoning Administrator Rachael Barnes set a date for a Public Hearing to initiate revocation of the Special Use Permit (SUP) for Lake Transmission, via Township Attorney opinion. Discussion followed.

There being no further business,

Motion by Asher supported by Golden to adjourn the regularly scheduled Denton Township Planning Commission meeting at 10:52 a.m.

Ayes 4 Nays 0 Absent 1 Motion Carried.

Respectfully submitted,

Theresa M. Wagner, Secretary