

Mikado Township Planning Commission Meeting Minutes

August 1, 2024

Present: Carrie Mullins, Steve Sanderson, Bill Spunar

Absent: Steve Stevens, James Ostby

Guests: Supervisor Anne Harmon, ZA John Moran, Cindy McCuiston

Call to Order: 6:08 PM

Mullins called the meeting to order.

Pledge

Motion to approve the meeting minutes from July 11, 2024 made by Sanderson, seconded by Spunar, the Ayes have it, motion passes.

Discussion:

Members continued with reviewing the Zoning Ordinance. For Article 6: Nonconforming Buildings, Structures, Uses, Lots, and Signs, section 6.0 Nonconforming Buildings and Structures, part C. we will remove “other” from in front of acts of God; other than that, Article 6 will stay the same unless suggested otherwise from the township attorney.

Question for the lawyer: Should our ZO mention variances in article 6?

Article 7: Site Plan Review, section 7.0 – Purpose, fix the typo to read “properly” not “property.”

Section 7.1 – Plot Plan, we agreed that this section should be replaced with the wording from the Alcona Township Zoning Ordinance. Please note, we have been using Alcona Township’s ZO as a reference as it was recently passed in 2023 and our ZO was originally passed in 2007.

At this point we generated another question for the lawyer: What is the proper protocol for setting fees? For example, the Township Board set the fee for hearing variances at \$500. Was the Planning Commission supposed to do this first or could this be a PC decision entirely?

Another question: As the Site Plan Review section for Alcona Township’s is more detailed should we upgrade our Article 7 to theirs?

As we continued reviewing Article 7, it was noted that there were references to section 3.31 and that and other references will have to be fixed when the ZO is updated as (for example) that item number regarding outdoor lighting will change.

We noticed that Alcona Township ZO does not have a part L. under section 7.2 in regards to as-built site plans that require certification by an engineer. This generated yet another question for the lawyer: Should we remove section 7.2, part L.? Why doesn’t Alcona Township have it?

We finished Article 7 and will start Article 8 at the next meeting.

Public Comment: None. We have been allowing the guest to participate in the discussion within reason.

Motion to adjourn by Spunar, seconded by Sanderson, the Ayes have it, motion passes.

Adjournment: 7:55 PM

Next Meeting: Thursday, September 5, 2024 at 6:00 PM at the Mikado Civic Center