

## Mikado Township Planning Commission Meeting Minutes

January 2, 2025

**Present:** Steve Stevens, Carrie Mullins, Steve Sanderson, Bill Spunar, Jim Deller

**Absent:** none

**Guests:** Supervisor Craig Ostby, Clerk Rita Sands (left early), Anne Harmon

**Call to Order:** 6:00 PM

Pledge

**Motion** to approve the meeting minutes from December 5, 2024 made by Spunar, seconded by Deller, the Ayes have it, motion passes.

We quickly reviewed the packet of stand alone ordinances the secretary handed to the PC members. It was also mentioned that the PC may have to reference PA233 again for Wind and Battery facilities much like we did for Solar.

### **Discussion:**

The PC continued review of the Zoning Ordinance with Article 10: Administration and Enforcement and it was noted that we need to add reference to the current Michigan Planning Zoning Enabling Act in this section and in Article 1: Purpose and Authority. We have a stand alone ordinance that Establishes a Planning Commission with Zoning Authority from 2010 and need to incorporate it by adding a Part E. to 10.0. We may also need to incorporate the stand alone Ordinance Enforcement Ord. adopted in 2001.

For Section 10.1 – Zoning Permit, we will be going with ATZO’s version and the secretary will check their reference to their article 7.

We found that sections 10.2 through 10.6 were the same as the Alcona Township Zoning Ordinance and will be kept the same. Section 10.6 being Fees, the PC recommends to the Township Board that the fee structure for everything be visited, and posted on the board in the hall and on the website, including fees in section 10.8 regarding Violations and Penalties.

In Section 10.7 – Performance Guarantee, “site clean-up and restoration” will be added after “Site improvements” of the third sentence.

In Section 10.8 – Violations and Penalties, Part C – Penalties, Number 1, the PC agreed to up the cap from \$500 to \$1,000. In Part E – Stop Work Order, we agreed that we should add in subsections a. through e. between Parts 1 and 2 of the ATZO. Question for the lawyer – does that limit us?

It was noted that Secretary Mullins will revise the ZO based on the meeting minutes with some discretionary edits and the PC will review the changes either before or at the Public Hearing when the time comes.

**Public Comment:** None. We allowed for open discussion within reason.

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

**Adjournment:** 8:00 PM

**Next Meeting:** Thursday, February 6, 2025 at 6:00 PM at the Mikado Civic Center