

**TOWNSHIP OF FREMONT**  
**COUNTY OF TUSCOLA**  
**MAYVILLE, MICHIGAN 48744**  
**Planning Commission Meeting**

April 12, 2022

**Board Present:** Ken Bragg, Brandon Blatt, Kim Vaughan, Rose Laskowski, Tyler Ireland and Greg Eggert. **Board Absent:** Kyle Thom.

**Guest Present:** Matt Blatt (Twp. Supervisor), Lyle Fryers (Zoning Administrator), Amy Holbrook (recording secretary), and Jennifer Miller.

**Public Comments:**

Lyle Fryers mentioned that there had been talk about things that we wanted to change in the zoning ordinance and that the Planning Commission was going to work on amending the ordinance and yet nothing has been done as of yet. Bragg mentioned that the Planning Commission just finished working on updating the marijuana ordinance but now are back on track on amending the current zoning ordinance.

**Minutes:**

Bragg mentioned that in the March 8, 2022 minutes the motion should have been more detailed on what the resolution was for that was approved. Eggert asked if Bragg thought the motion should read “to adopt the Resolution of Recommendation for the proposed Caregiver Cultivation of Medical Marijuana and High Amperage Zoning Ordinance”. Motion made by Eggert, seconded by Ireland to approve the March 8, 2022, minutes with the above mentioned changes – motion carried.

Ken Bragg explained that we were at this meeting to discuss the proposed Caregiver Cultivation of Medical Marijuana and High Amperage Zoning Ordinance Amendment.

**New Business:**

Bragg mentioned that we needed to start revamping our zoning ordinance to correspond with our new Master Plan even though we still do not have the final maps for the Master Plan. A. Holbrook mentioned that the final email received from Steve Erickson of the Tuscola County EDC had the larger maps included. It was mentioned that maybe we needed to look into having them printed.

Bragg mentioned that our current zoning ordinance does not have any regulations regarding solar power or wind turbines. L. Fryers mentioned that if someone wanted to have solar or a wind farm they would have to come before the Planning Commission.

Bragg mentioned that L. Fryers wanted the Planning Commission to alter the mining regulations because that ordinance is hard to enforce the ordinance. L. Fryers mentioned that if someone wanted a mining operation they would still need to have a special land use permit. It was also mentioned that since the special land uses go with the property that the Planning Commission needs to be very specific when they issue the permits so that if a mining operation is not being used then it can be put back to usable land and would also need a new special land use permit in order to re-open operation. Eggert mentioned that if removed item C from the mining ordinance people would need to request a special land use permit for mining and L. Fryers mentioned that yes they would need to have a permit. Blatt mentioned that it would not be a free-for-all and Fryers stated correct.

Bragg asked L. Fryers if there were any problems with home occupations and he stated no.

L. Fryers mentioned that the Planning Commission should look at amending the required setbacks for properties.

Bragg mentioned that maybe we should look at amending the required square footage for a home because of the tiny houses that have become popular.

L. Fryers also mentioned about making it a requirement so that when someone gets a special land use for a dog kennel that the Planning Commission has to notify Animal Control.

Next meeting is July 12, 2022, at 7:00 p.m.

Meeting adjourned at 8:04 p.m.

Respectfully submitted by  
Amy L. Holbrook, Secretary