

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

July 7, 2015

Board Present: Amy Holbrook, Matt Blatt, Ron Curell, Ken Bragg, Terry Glowicki, and RoseAnn Laskowski.
Board Absent: Tyler Ireland. **Guest Present:** Henry Wymore, Lyle Fryers, Gerald Brown.

Planning Commission Meeting was called to order at 7:00 p.m. by Bragg.

Approve Minutes: Motion made by Blatt, seconded by Laskowski to approve the April 7, 2015, meeting minutes - motion carried.

Public Comments:

Lyle Fryers stated that the owner of the party store on M24 was selling used cars. Lyle explained to him that he cannot sell cars unless he gets a SLU and the cars have since been removed. Lyle stated that he is also working with the property owners of a home on Leix Road that has a lot of junk and they are supposed to be working on getting it cleaned up.

Board Discussion:

Lyle Fryers mentioned that he would like to see Section 5.02C1c removed from the ordinance because it is not enforceable or we need to figure out how to enforce it. Bragg stated that maybe we should remove it from Section 5.02C1 and add it to 5.02C2. Lyle stated that it still would not be able to be enforced and he doesn't think that a property owner should have to get a SLU just to remove a small amount of dirt from installing a pond or a basement or something like that but that we shouldn't let them remove 1,000 cubic feet each year on a 5 acre parcel. Blatt asked if we have any private properties that have a mess on them created by removing dirt? Lyle stated that we don't but why put something in the ordinance that we cannot regulate. Bragg stated that there is a difference between quarrying and digging a pond which should be covered under Section 5.02C1b. Blatt stated that if it is not enforceable that we should remove it. Motion made by Glowicki, seconded by Laskowski to remove from the zoning ordinance Section 5.02C1c which states "Quarrying of less than 1,000 cubic yards per year on parcels of land containing 5 or more acres", roll call vote: Blatt-yes, Glowicki-yes, Curell-yes, Laskowski-yes, Holbrook-yes, Bragg-yes; motion carried. This change will be added to the list of changes that will be recommended to the Township Board.

Old Business:

Tiling farm fields – Question was brought up as to whether or not we wanted to require a permit for tiling or if we would want to require a site plan and more information. Lyle Fryers commented that it is possible if we require them to pull a permit, then they may state that we need to make the ditches larger to sustain the amount of water. Glowicki stated that he read online that farmers were required to get approval from the USDA in order to tile a field. H. Wymore stated that he had talked to someone from the USDA and they said that they didn't regulate it. Blatt asked that if we did require a permit, would this extra tax revenue be put into a special fund or just deposited into the general fund. H. Wymore stated that he thinks there are still a lot of questions and that maybe we should table this and do more research about it. This topic was tabled until the next meeting. H. Wymore also requested that if anyone sees a field being tiled, that they contact one of the Township board members so that we can have the Assessor look into it and assess the property accordingly.

Next Meeting: Next Planning Commission meeting will be on October 6, 2015, at 7:00 p.m.

Meeting adjourned at 8:15 p.m.

Respectfully submitted by
Amy L. Holbrook, Secretary