

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

April 11, 2023

Board Present: Brandon Blatt, Tyler Ireland, Greg Eggert, Ken Bragg, and Kyle Thom

Board Absent: Kim Vaughan and Rose Laskowski

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

Minutes:

Motion made by Bragg, seconded by Blatt to approve the January 10, 2023, minutes as presented – motion carried.

Public Comments:

M. Blatt asked if anyone had been contacted about the gravel pit and G. Eggert said no. M. Blatt also commented that he hopes that if someone comes to the Planning Commission about a gravel pit that they Planning Commission puts into place some stipulations for reclamation of the land.

Old Business:

G. Eggert mentioned that we are continuing to work on updating the zoning ordinance. It was mentioned about changing the rear setback to be 20' on page 14 of the current zoning ordinance. None of the Board were opposed to that so we will change the rear setback to 20'. K. Bragg stated that at a previous meeting it was mentioned that it is not from the center of the road but from the side of the road. A Board Member stated that according to our zoning ordinance it is measured from the center of the road right of way. B. Blatt stated that it should be measured from the center of the road survey stake. The Board decided to just change it to 20' and leave it from the center of the road right of way. Section 13.15 states that you can have a camper on a parcel for 120 days and someone thought we should change that to be 200 days because of people who travel to warmer climates for the winter season. T. Ireland mentioned that 180 days would be six months. Board decided to leave this as is for now.

It was also mentioned that we needed to add the future land use maps to the zoning ordinance and so G. Eggert made sure he knew which maps should be included when we update the zoning ordinance. There was also a question on whether or not the Board opened up all of M24 for commercial use. It was mentioned that this is in the Master Plan so we are not rezoning the property right now but if someone came in and wanted to put in a business on M24 it would be possible. L. Fryers stated that this was not a good option because it could cause spot zoning. K. Thom mentioned that this was added in the Master Plan in order to bring in business to the township.

Shipping Containers – it has been discussed about allowing shipping containers. G. Eggert stated that he was for allowing it but that we should require that they be one solid color. B. Blatt asked if we should specify that they should match the color scheme of the exterior of the house and outbuildings. K. Thom stated that as long as it was one solid color it would get rid of the graffiti on them. It was mentioned that using this as storage can create mold. It was also mentioned that they should be placed on a proper footing so they are not just sinking into the ground. It was mentioned about requiring a concrete slab or just support pillars. It was also mentioned that we limit the number allowed per parcel. Board decided

that we should allow shipping containers but they need to be placed on a cement slab, be painted one solid color and only 2 per parcel.

It was also questioned that if we require a special land use permit for a Bed and Breakfast that we should also require them for someone that wants an Air BnB. G. Eggert stated that they should be required to have a special land use and K. Bragg agreed. The Board was discussing this topic when G. Eggert stated that we would pick up on this topic at the next meeting since we have already been meeting for about an hour.

The next meeting is scheduled for July 11, 2023, at 7:00 p.m.

Motion to adjourn made by K. Thom, seconded by T. Ireland – motion carried. Meeting adjourned at 8:05 p.m.

Respectfully submitted by
Amy L. Holbrook, Secretary