

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

May 21, 2019

Board Present: Ken Bragg, Amy Holbrook, Ron Curell, and Tyler Ireland.

Board Absent: Terry Glowicki, RoseAnn Laskowski and Kim Vaughan.

Guest Present: Henry Wymore and Matt Blatt

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

Approve Minutes: Motion made by Ireland, seconded by Curell to approve the minutes from the April 9, 2019, meeting – motion carried.

Public Comments:

Matt Blatt asked how the Master Plan was going and Bragg stated that we are working on it and that is why we are meeting tonight. Henry Wymore stated that he had a lady who does not live in our township compliment us on how nice our township website was and how informative it is.

Master Plan:

Holbrook gave everyone a copy of the definition for Light Industrial that was received from Steve Erickson.

Bragg gave everyone a list of changes that he found that needed to be made in the proposed Master Plan.

The Board discussed the possibility of opening up more area for Commercial and Light Industrial. Curell stated that he thinks it should all be labeled as Commercial/Light Industrial. Holbrook asked if we were able to have the categories combined like that and it was mentioned that Steve Erickson would let us know. Curell stated that he thinks we should make all of M46 Commercial/Light Industrial. Motion made by Curell, seconded by Ireland to make all of M46 (from Chambers Road to Cat Lake Road) Commercial/Light Industrial – motion carried. Motion made by Bragg, seconded by Ireland to extend the Commercial area on M24 to M46 (Lobdell Road to M46) and to label it Commercial/Light Industrial – motion carried.

Bragg mentioned that on page 26 of the proposed Master Plan has limits concerning agriculture and since our Zoning Ordinance does not have limits beyond 20 acres he thinks the Master Plan should be the same. Motion made by Curell, seconded by Ireland to remove paragraph 2 & 3 from page 26 of the Master Plan – motion carried.

Bragg also asked why we need to have our Zoning Plan in our Master Plan. Holbrook stated that the Zoning Plan is different than our Zoning Ordinance. The Zoning Plan is where we want our Ordinance to be in the future. Bragg would like Steve Erickson to explain this more to the Board.

It was also mentioned that on page 31 and 35 the density bonus needs to be removed and the Board agrees. Also on page 33 in the future land use descriptions we do not need 2 commercial and a central

business district. It was also questioned as to why Mobile Home Parks would be included under Medium Density Residential when our Zoning Plan has a Mobile Home Park land use classification.

It was also requested that on page 39 the identifiers be labeled like on page 25.

The Board agreed with all the proposed changes presented by Bragg and Holbrook will get a copy of them to Steve Erickson for the corrections to be made. The Board would like to receive a corrected copy of the Master Plan by June 11th so that the Board has time to go over the proposed plan prior to the July 9th meeting.

Next Meeting: Next Planning Commission meeting will be on July 9, 2019, at 7:00 p.m.

Meeting adjourned at 8:43 p.m.

Respectfully submitted by
Amy L. Holbrook, Secretary