

**BROOKS TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
June 26, 2017**

**MEMBERS PRESENT:** Pat Baker, Mark Pitzer, Cheryl Rosen, Ryan Schultz, Danielle Hummel

**MEMBERS ABSENT:** Phil Knape, Matt Arthur

**STAFF PRESENT:** Zoning Official Joe Selzer

Chairman Pitzer called the regular meeting to order at 7:00 p.m. This meeting was properly posted and a quorum of the Brooks Township Planning Commission was present.

**APPROVAL OF AGENDA:**

**Moved** by Schultz, **Seconded** by Rosen to accept the agenda as presented.  
**Approved Unanimously**

**APPROVAL OF MINUTES:**

**Moved** by Hummel, **Seconded** by Schultz to accept the minutes of the May 22, 2017 meeting as written.  
**Approved Unanimously**

**PUBLIC COMMENT:** Comments received

**CORRESPONDENCE:** None

**UNFINISHED BUSINESS:**

1. Greenbelt area for Lake – Cliff Bloom, the township attorney clarified his letter in regards to language changes. He indicated even though the greenbelt area is covered by other organizations such as the DNR and DEQ, there is still a gap and the ordinance needs a tune up. Ryan Coffey stated that the State of Michigan gives leeway to the townships and they need to find the best balance. Eric Elgin discussed a study on aquatic ecology and how shoreline development is a threat to inland lakes. He also mentioned storm water and run off and how it contains contaminants that enter the lake. The greenbelts that he is aware of in this area are 35 feet. 20 percent of jurisdictions in the state have them and they are mostly in the northern communities.
2. Proposed new language discussion - Sec 3.28 violation Attorney Bloom recommends this to anyone amending ordinance. This language will allow someone in violation to not be able to obtain a new permit for anything. Without this provision you cannot deny a person a permit. Sec 3.29 Illegal Uses and Sec 3.30 go hand in hand in regards to Medical Marijuana dispensaries, provisioning centers, etc. and how you want to handle

those specifically, with regards to the pending legislation. We are still planning on working with Croton Township.

3. Language Update – Sec 23.03 Severability and appeals – Effective date – the process and timeline to make an ordinance effective, just needs a bit of clarification for consistency to state law.

**NEW BUSINESS:**

1. Proposed New Language Discussion – Sec 4.09 Summary of District Land Uses addition of bus station/taxi station or service to item #34. It is currently not allowed in district uses. Renters are also not allowed to make application for a sign request, the property owner is the only one that can. These will both be up for public hearing next month. **Moved** by Hummel, **Seconded** by Baker to add taxi service to the chart of uses in the commercial district. **Approved Unanimously**. Sec 14.12 Specific Standards. Selzer would like to add solar farms to the wind energy section 70. A definition should also be included. **Moved** by Baker, **Seconded** by Hummel to add solar farms to section 70. **Approved Unanimously**. We still need to work on Specific standards for solar farms. Selzer is attending an MTA session regarding this. This will be included in the public hearing as well.

**STAFF UPDATE:** The ZA stated there is a house on a bluff that has been falling into the river. They are trying to get help from the County Emergency services to move the house back from the bank. Information was also given in regard to taking Citizen Planner for those who still need to take it.

**PUBLIC COMMENT:** Comments received

**PLANNING COMMISSION MEMBER COMMENTS:** Comments received.

**ADJOURNMENT:**

**Moved** by Baker, **Seconded** by Rosen to adjourn the meeting at 9:15 p.m.  
**Approved Unanimously**

Respectfully Submitted,

---

Pat Baker  
Planning Commission Secretary

---

Jennifer Badgero  
Clerk