

Maple Valley Township – Coral Community Center 4662 N Bailey Rd. Coral, MI 49322

Planning Commission Meeting

Minutes for September 5th, 2024

Meeting called to order 7:00 pm / Pledge of Allegiance by Chair Gordon Willett

Members Present: Lee Frandsen, Gordon Willett, Anne Miller, Meghyn Booth, Tricia Wells.
+Dave Kelsey, zoning.

Absent: None.

Guests Present: approximately 6 community members in attendance.

Motion to approve agenda. Motion passed unanimously.

Added to agenda need to set hearing for wind and solar ordinance to coordinate with new law taking effect in November.

Meghyn Booth asked for background on when the mobile home ordinance was approved. Meghyn Booth also suggested the group consider if the ordinance was titled properly with “Mobile Home” or would using “Manufactured home” be more appropriate. Meghyn Booth suggested the group consider including shipping container homes and tiny homes. Meghyn Booth added that Pierson township ran into problems with container homes not being included in ordinance so making the ordinance broader might be more inclusive for coming needs.

Group returned to topic of agenda. PC and audience discussed minutes in general as there appeared to be printing issue with some copies missing back page. PC located minutes with all pages and referenced those to approve.

Motion to approve June amended minutes Lee Frandsen, seconded by Tricia Wells. Motion passed unanimously.

Motion to approve July minutes Tricia Wells, seconded by Lee Frandsen. Motion passed unanimously.

7:30 Group returned to shipping contained topic

Tricia suggested group consider adding “Anything but stick built on foundation.” Lee suggested that using mobile home, manufactured home or shipping container should be enough. Tricia suggested “mobile, shipping and containers.”

Group discussed container homes in general. Meghyn Booth noted the units can be sided and can be added onto. Anne Miller suggested group ask Pierson township what they use as it’s

close to Maple Valley. Meghyn Booth indicated she could call around to see what other areas have written.

Dave Kelsey and Gordon Willett considered existing units that would be non-conforming and suggested they be brought into compliance and adapt to new ordinance. Group considered adding anything other than what's included in this ordinance would need a Special Use Permit.

Meghyn Booth suggested that the title be changed to "mobile and manufactured" as rest of ordinance refers to manufactured.

Group reviewed next steps for PC:

September 30th 2024 = the PC will meet with township attorney to make changes to wind and solar to bring ordinance into compliance with law changing in November 2024 (PA 233).

October 7th 2024 = next regular PC meeting. At this meeting PC will set time for public hearing on mobile ordinance.

October 21st 2024 = public hearing on new wind and solar ordinance.

Open Comment: Penny Bassett asked for status on PC minutes being posted online. Noone on PC has any time estimate for that being done. She also asked for status on Short Term Ordinance. PC has concluded work on that ordinance, no time estimate for next steps.

Robin Poulson advised board that the MET tower on Betten family property had a Special Use Permit that is current expired. Robin indicated that Clerk Andi Knapp is aware of this. Robin clarified that the tower was placed to measure wind activity and SUP was for 4 years.

Lee Frandsen made motion for Anne Miller to be secretary for PC. Seconded by Meghyn Booth. Unanimously approved.

Motion to adjourn Lee Frandsen seconded by Tricia Wells.

Adjourned at 8:08pm.

Submitted by Anne Miller