

KASSON TOWNSHIP PLANNING COMMISSION REGULAR MEETING
Monday, August 19, 2024; 7:00 p.m.
Kasson Township Hall, 10988 S. Newman Road, Maple City, MI 49664

DRAFT MEETING MINUTES

1. Call Meeting to Order / Pledge of Allegiance
Meeting called to order at 7 pm
2. Roll Call of Commissioners and Staff / Recognition of Visitors
 - A. Commissioners present (roll call): Lanham, Carter, Roush, Noonan, Eftaxiadis (excused)
 - B. Staff: ZA Tim Cypher, Andria Bufka – Recording Secretary
 - C. Visitors present 2
3. Consideration of Agenda: Additions or Corrections – Motion to accept as is made by Roush, Noonan seconds, all vote aye, the agenda is passed.
4. Declaration of Conflicts of Interest – None noted
5. Approval of Minutes–July 15, 2024
Correction of Roush name in section 3
Carter moves to accept corrected minutes, Roush seconds, all vote aye and the meeting minutes are approved
6. Correspondence Received – Lanham has received something about the ordinance changes. Forwards it to Bufka to forward to PC with minutes.
7. General Public Comment -
Jerry Consul – asks if they are working on any ordinance language changes. Lanham – they are working with the ordinance to make sure there are changes so that they don't end up with a similar situation as they had a few months ago.
8. Area Reports
 - A. Chairperson – Commissioner Lanham - nothing
 - B. Secretary – Commissioner Eftaxiadis – nothing to report
 - C. Township Board – Commissioner Carter – nothing to report
 - D. Zoning Board of Appeals – Commissioner Noonan – nothing to report
 - E. Zoning Administrator's Report – ZA Cypher
6 Land Use Permits issued, 25 year to date. (reads from report)
14 on site inspections, clean up happening in Maple City
34 phone calls, 22 emails - \$725 fees – including land division
Barn sale on 669 – ZA Cypher has notified them, and they are planning an outing in October. She stated that she didn't receive the certified mail, ZA was advised not to look the other way, and to send a notice that if it happens again she'll be prosecuted to the full extent of the ordinance and laws if need be.
Lanham: Elmers has started planting trees, when will it be completed? ZA Cypher

reports that he heard by mid-September. ZA Cypher talked to Tom Wolf last week and he said he did an audit and there were dead trees, so he needs to water them. Elmers reports that they have more trees to be planted and that there will be irrigation.

9. New Business

10. Old Business

A. Zoning Ordinance amendments for PC review - Lanham and Cypher

Letter from Tim Grier – The Township attorney has made recommendations related to zoning language as it relates to the Enduro matter. Previously the group agreed that 7.15 should be removed. Cypher communicates that other townships have put this under a police power ordinance to let the township manage it. The PC discusses the barn sale how it falls under the current ordinance. Noonan asks about having a special permit for a farm sale. Normally they don't need a special use permit, but oftentimes the township is the last to know. Auction is a one time deal, but ongoing sales are different. ZA Cypher points out the language on page 2 from Tom Grier about temporary outdoor uses as it relates to the barn sale.

Lanham talks about an email he received and reads part of it out loud. That email was forwarded to Recording Secretary Bufka for inclusion in the meeting minutes.

“From: Marv Grahn/Chris Hauke

Sent: Monday, August 19, 2024 at 06:37 PM EST

Subject: PC Zoning

RE tonight's (8/19) zoning rules agenda. We support ordinance changes to delete the section 7.15 that was ruled illegal, the part of 5.13 that allowed the PC to determine temporary uses, and don't forget to change that misunderstood “children's amusement park” line to maybe “Children's playground”. Please read our comments into the PC mtg minutes and our request that the zoning ordinances be updated and made clear in their entirety (with oversight by twp lawyer) to lower confusion by either residents or future developers. Marvin Grahn and Christine Hauke (11436 Tower Rd, Maple City)”

The PC discusses how the ordinance would read with the change suggested. Cypher has the discretion to bring a project back to the PC on referral.

Roush asks for clarification on yard sale vs the barn sale. It's happened once and could happen again. What if they call it a yard sale? ZA Cypher reports that the flyer showed it was way beyond what a typical barn sale is. Roush says now they can call it a yard sale and do it. Zoning language could stipulate difference between a typical yard sale and what they did with the barn sale (flyers, vendors, etc.). The barn sale was more of an event than a barn sale. The PC discusses that different language could bring more consistency to how people do things. Roush ask whose definition sets the standard, ZA Cypher states that it's his. But having a broad approach is a good way to manage it, with the ZA managing it. Noonan suggests yard sales are OK, but not with multiple vendors. This relates to 5.13 – they could move things inside so he suggests that they just call it temporary uses. Noonan suggests instead they call it

indoor/outdoor uses. They all agree and decide to add indoor to the heading and sentence. They also agree that ZA can make the determination on this.

The PC discusses uses similar in nature to those uses that are allowed by right in the district in Section 5.13. They also discuss a modification to the language beginning with “A Land Use Permit...”

ZA Cypher would like to add appropriate municipality (fire dept, road commission) for the off street parking requirement. ZA will talk to Township attorney and get updated language for the sentence related to parking requirements for the next meeting in September.

The PC discusses people having the right to having events, but that it has to be controlled so that it doesn't get out of hand. PC reviews the township attorney's letter, and then there is no further discussion. After ZA talks to Tom, they can finalize this next week and set up a Public Hearing.

Lanham asks if the PC wants to discuss housing in general, not necessarily affordable housing. ZA Cypher states that he read the minutes but wasn't in attendance and that he wasn't sure that there was consensus. Noonan asks where will they start? He doesn't think there are a lot of properties for sale. Lanham clarifies that housing in general, not specifically about properties for sale. Accessory Dwelling Unit (ADU) discussion begins. Noonan talks about a 5 acre parcel allowing a 2nd dwelling, ZA Cypher says there would have to be a land division but that's not allowed. Ordinance doesn't allow a 2nd dwelling. Noonan thinks it should be allowed to divide parcels so that future generations can have a place to live. Carter states that then they shouldn't live in the township. The PC discusses how the parcel size requirements have gone up and down for acreage. They discuss how the retirees moving here don't have kids, and the school will be impacted. Noonan states that 40% of Glen Lake school students are from out of the district. And that the classes are getting smaller and smaller. He thinks retirees are moving in and building nice properties but others can't afford it. How do we manage this? ZA Cypher asks if there are areas where they could designate higher density. The PC discusses this. Carter states the less people the better. He and Noonan discuss keeping people out, Noonan talks about looking ahead and planning for grand and great grandchildren and them being able to stay in the area. Carter states it doesn't matter as they won't be here to worry about it. They continue to discuss but don't come to an agreement.

In the ag zone 2nd structures are allowed for commercial farm operations. This doesn't help the forested area. Secondary houses on a parcel would be non homestead so there would be taxes generated. Cypher communicates that other communities have 5 acres but can block off one acre – but they have to have 6 to start with. Carter thinks the more people that come in the less rural it will be. Noonan notes that Traverse City is moving west. Once the gravel pit is gone, people could move there. There was also a discussion about solar panels going in the gravel pit area once it is gone.

Noonan recognizes that this will be an issue down the road. The PC discusses with ZA where to put new housing. ZA Cypher asks if there is a spot that would have the

least amount of impact to the rural character? Lanham says just south of or west of Maple City. Roush asks the definition of affordable housing – Cypher says the state has a definition of this. Roush says the builder has the control to determine this. Cypher references the Flaska compound in Cedar and how the intent was not to be as high as it is but supply chain issues and skyrocketing real estate changed the pricing.

The PC discusses how things have changed between when they grew up vs. now. People aren't realistic now, according to Noonan there are too many handouts. And people need to be educated that things don't happen overnight. Cypher asks if they want him to get some information about this topic. Yes, but how do you keep the rural character intact adding housing?

Lanham asks about the definition of an ADU. The PC discusses this – in the forested area we allow duplexes. Cypher reads this as an ADU. He hasn't had anyone apply to have a duplex in his time here. He reminds them that it is just for family members but wonders if they can rent one unit out? Things change so this needs to be considered. Lanham asks about having a unit with bathroom but no kitchen – and Cypher says in his time he's seen 30 places have morphed into something else from a detached unit. Roush – mother in law apartments – what happens when mother in law passes? Cypher states if people rent out rooms it's considered a B&B. So they have to be careful and make sure they understand the survey results and keep it rural. Forested district allows boarding houses. The PC discusses looking ahead to future generations when the talk about density and keeping the township's rural character.

B. By-Laws review

The PC tables the review until the September meeting.

11. General Public Comment

Jerry: states that he likes the discussion about housing. His daughter would like to move to the area but as he's only got 9.89 acres, it cannot be divided. He states that Noonan had a good point and that you have to look to the future if you want to have your children and grandchildren around.

12. Comments from the Commissioners: Carter states that thinking about the future, they need to keep it rural and cultural, perhaps in view of the farmers. The PC then discusses the price of corn now vs 2 years ago and how a farmer with 100 acres might be approached by a developer, and maybe the money is too good to turn down. They discuss how there is a lack of young farmers so it will be harder and harder to keep farmers and things rural or agricultural.

13. Next Meeting: Monday, September 16, 2024; Kasson Township Hall

14. Adjournment – Carter moves to adjourn, Roush seconds the motion, all vote in favor aye and the meeting is adjourned at 8:17 pm.