

**CENTERVILLE TOWNSHIP  
PLANNING COMMISSION**

*Lindy Kellogg, Chairperson; Rolf von Walthausen, Vice Chair;*

*Joe Mosher, Board Representative;*

*Mary Beeker, Secretary; Noel Bielaczyc, member;*

*Chris Grobbel, Planner*

Centerville Township Hall

May 6, 2024, Regular Meeting, Approved Minutes

**Call to Order:** Rolf von Walthausen, Vice Chair, called the meeting to order at 6:30 p.m.

**Attendance:** Joe Mosher, Mary Beeker, Noel Bielaczyc, Rolf von Walthausen

Absent: Lindy Kellogg

- **Staff Present:** Township Planner, Chris Grobbel
- **Public attendance:** 4 in person

I. REVIEW AGENDA,

- a. Agenda reviewed by Vice Chair, von Walthausen – Note that version 10 needs to be changed to version 11. April 29, 2024 minutes will be approved at the next meeting.

II. PUBLIC COMMENT REGARDING THE AGENDA - None

III. REVISE/APPROVE AGENDA

Agenda as presented and amended was approved by consensus.

IV. DECLARATION OF CONFLICT OF INTEREST - None

V. REVISE/APPROVE MEETING MINUTES

Mosher noted a correction in minutes of April 16, 2024: Page 2, under the second bullet, strike the sentence about the ZA.

**ACTION:** Bielaczyc moved to approve the minutes of April 16, 2024 as presented and amended; supported by Mosher. Motion carried.

April 1, 2024 and April 29, 2024 meeting minutes will be approved at the next meeting.

VI. REPORT FROM TOWNSHIP BOARD REPRESENTATIVE

Most of the work has been around the budget. They also worked on updating compensation rates for election workers. Zoning Administrator and Planner responsibilities were discussed. Enforcement of the ordinances is a concern and legal protection (insurance) for the Planner was discussed. The next meeting of the Board is on Wednesday, May 8, 2024.

Joe Mosher and Dan Hubbell are not running for reelection on the Township Board. Rolf von Walthausen is running for trustee and Ron Schaub is running for supervisor. The Board will appoint someone to be the Board Representative for the Planning Commission. Grobbel mentioned that the person can be an ex officio member; someone who is not a resident of the Township. Mosher will distribute a list of when members' terms will expire.

**VII. REPORT FROM ZBA REPRESENTATIVE**

Meetings will be on Tuesday, May 14, 2024 and Wednesday, May 29, 2024.

**VIII. ZONING ADMINISTRATOR'S REPORT –**

Mosher read information from the March report. There were 2 land use permit applications, 2 land use permits issued, and 1 ongoing violation on Lake Shore Drive. There were no investigations.

**IX. PUBLIC COMMENT (limit of 3 minutes unless extended by Chair)**

Steve Hamilton – When is public comment going to be addressed?

Nicole Coonrant – There are still “ag-tourism” references in the document. They need to be changed to “ag-related enterprises.”

She also asked about “obnoxious uses” on page 87, section 1.1, item 9.25.1. She asked if the dust on Amor Road qualified as an obnoxious use. Grobbel responded that if it is relevant, it has to be considered.

Michelle Uhaze – She referred to the meeting of April 16, 2024. She is concerned about the language of third-party entities. The Commission explained their position on that. She would also like to see language about the size of the campsites and define non-permanent in reference to a structure. She also asked for the parcel owner to reside on the property to manage the campsites. The Commission agreed that someone had to be designated as management 24/7 but the parcel owner did not have to live on the property while camps are there. There has to be a posted manager.

There was discussion on the posting of minutes. The current procedure is that draft minutes are sent by the recording secretary to Mary Beeker and Lindy Kellogg. They will review the minutes and make edits. Then the minutes will be distributed to the remainder of the Commission members. Once the minutes are approved at a regular meeting, they will be posted on the website.

## PLANNING AND ZONING ISSUES

### Business

- PC Bylaws; ZA Responsibilities/Planner Responsibilities  
Bylaws were amended in 2022-23. Previously, the Planner was to be involved in zoning ordinances updates only. However, the Planner now does site plan reviews and other activities. The Planning Commission needs to update the bylaws. They can do that without Board approval.  
With the Planner having more responsibilities, the Township needs to have his duties covered by the Township's insurance. His work is more than a consultant; he has employee duties as well. It is an unusual arrangement and perhaps a meeting should be held to clarify the roles of the Planner and the Zoning Administrator. This will be brought up at the Township Board meeting on Wednesday, May 8, 2024 by Mosher. Grobbel would like this taken care of before the moratorium is over.
- Zoning Ordinance Update – Status, Continuation of review – Version 11  
Grobbel will chair the public hearing.  
There was a question about the medical marijuana status of the Township. Did they opt in or opt out? Mosher will discuss it with the Board during his Planning update to the Board.  
Some edits have been made to the mineral extraction section.  
Beeker had some questions and edits in reference to boathouses in the waterfront overlay section. Boathouses should be struck from the commercial district.  
All other edits should be given to Grobbel. Given the timeline for a public hearing, Board approval, legal review, and County review; we may need to extend the moratorium. Another special meeting was scheduled for June 17, 2024.

### Other Business

- Public Comment Log re: ZO update and process to review (Public Comments received during the moratorium/ZO Review/Update and where, if they were addressed. Prep for Public Hearing)  
von Walhausen asked about the process of reviewing all the public comment that have come in. Mosher stated that most comments have been addressed in our meetings, and public concerns can also be expressed at the Public Hearing. Current concerns expressed in this meeting involved:
  - Change from agri-tourism to ag-related enterprises in the document.
  - Prohibition of third party on p.66, original #6 – The Commission did limit the number of campsites and limited the number of events. “2 nights per

guest” was added and then struck out. After discussion, the reference will continue to be struck out.

- Limited # of campsites section

It was expressed that a limit be put on the size of the camp site and the permanency of those campsites. Grobbel will bring forward what done in the revision and research if it has been addressed by the State. Square footage will be defined.

- Also add no permanent accommodations

A glamping site is meant to be taken down at end of the season, but what about the platform? Glamping is referenced in the definitions. Other restrictions would preclude permanence.

- Owner on site?

Grobbel felt that is overreach, but someone should be available 24/7.

The question, “how the situation will be staffed” can be asked in the site plan review.

X. PUBLIC COMMENT

Steve Hamilton – How does public hearing work? The Commission will report where the question is addressed in the zoning ordinances.

Michele Uhaze - She thanked the Commission for addressing her concerns. She trusts the Planning Commission.

Derenda Lefevre – She questioned the intent for changing “agri-tourism” to “ag-related enterprises”. The Planning Commission explained their intent. Lefevre was satisfied with the explanation.

XI. ADJOURNMENT

The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Cindy Kacin

Written public comment of 5-6-24 meeting

Hello,

Thank you for including more ADA language in your site plan review section!!! It's so important and your group is leading the way for more communities to prioritize access. That's a big deal!

I want to highlight one additional area that needs an update in language and that is:

Section 16.9 Public Notice

B. Content

The current language reads "Handicap access: Information concerning how handicap access will be accommodated if the meeting facility is not handicap accessible."

The word "Handicap" is outdated and the process of accommodation is now driven by the needs of the disabled person.

I propose the following language to be used instead:

"All notices should invite people to write or call, a minimum of 48 hours in advance of the meeting, to inquire about specific access needs including, but not limited to ASL interpreter, wheelchair access, large print materials, screen reader compatible materials, etc."

Really, all meetings should be held in a location that is accessible, but I wasn't able to find where this would be stated in the ordinance, if it is stated. So, inviting people with disabilities to communicate their access needs is a necessary statement to include and invites their participation.

I'll see you all on May 6th,

Derenda LeFevre

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Dear Centerville Township PC,

Thank you for considering my feedback regarding Agriculture-related enterprises.

Looking at the recent modifications, I have to say that it feels like this section is more confusing than when it was Agricultural Tourism. It seems like it's now defining what a working farm is and what practices you must adhere to. A working farm is defined in the Michigan Right to Farm Act and the GAAMPS are recommended practices and not mandatory.

I think it would be best to change this section back to Agricultural Tourism and define what is permitted and what is not. All the other farming definitions are covered at the state level.

You might want to reference the Right to Farm Law and GAAMPS.

Thank you again for considering my feedback,

-Dave LeFevre

248.568.1550

Popp Valley Farm, LLC