

**PLANNING COMMISSION  
ERIE TOWNSHIP  
ERIE, MICHIGAN  
Regular Meeting  
Public Hearings  
September 17, 2024**

**1. CALL TO ORDER**

Bill Jacobs called to order the Regular Meeting of the Erie Township Planning Commission on Tuesday, September 17, 2024 at 6:58 pm at the Erie Township Hall, Erie Michigan.

**2. ROLL CALL**

Bill Jacobs	Present
Dave Cousino	Present
Dr. Larry Guinn	Present
Dan Taylor	Present
Paul Perry	Present
Robert Schwartz	Absent - Excused
Manny Evola	Present

Also present: Building and Zoning Official Mike Demski and Recording Secretary, Kimberly Cousino.

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**4. APPROVAL OF AGENDA**

Paul Perry moved supported by Danny Taylor to approve the updated agenda as presented. Motion carried.

**5. MINUTES APPROVAL**

Paul Perry moved, supported by Danny Taylor to approve the August 20, 2024 Regular meeting minutes as presented. Motion carried.

**6. PUBLIC COMMENT & COMMUNICATIONS**

A. Public Comment: None

B. Communications: None

C. Budget Report: David Cousino moved supported by Dr. Guinn to approve and place on file the budget report. Motion carried.

**7. PUBLIC HEARING**

**Public Hearing for Article 10, Table 10-2, permitted principal uses in all districts – updated the**

table to permit Single Family homes as a by-right (BR) use in the Waterfront Commercial (C-W) zoning district.

Paul Perry moved supported by Danny Taylor to close the regular meeting and open the public hearing at 7:00 p.m. for the proposed amendment to Article 10, Table 10-2, permitted uses in all districts. Motion carried.

Mike Demski presented the proposed amendment to Article 10, table 10-2, which would allow single-family homes as by-right use in the waterfront commercial district, he explained that there are currently multiple single-family homes in this district.

No public comment.

Paul Perry moved supported by Manny Evola to close the public hearing at 7:02 p.m. for the proposed amendment to Article 10, Table 10-2, permitted uses in all districts. Motion carried.

## **8. PUBLIC HEARING**

### **Public Hearing for Article 20, General Provisions – Add new section, 20.28- Electric Vehicle Infrastructure.**

Paul Perry moved supported by Danny Taylor to open the public hearing at 7:03 p.m. for Article 20, General Provisions – Add new section, 20.28- Electric Vehicle Infrastructure. Motion carried.

Mike Demski presented a draft amendment to the Zoning Ordinance 117, which adds section 20.28 – Electric Vehicle Infrastructure, this ordinance will cover guidelines for residential use as well as commercial use. Mike reviewed all sections:

1. Intent
2. Definitions
3. Permitted Locations, for Level-1, Level-2, and Level-3 charging stations.
  - Addressing permitted locations for accessory use and retail charging stations.
4. General Requirements for Multi-Family Residential and Non-Residential Development.
  - Addressing Parking, Accessible Spaces, Lighting, Equipment Standards and Protection, Usage Fees, Signage, and Maintenance.

Danny Taylor stated everyone should be held to the same standard and expected to adhere to this ordinance, if adopted.

No public comment.

Paul Perry moved supported by Danny Taylor to close the public hearing at 7:08 p.m. for Article 20, General Provisions – Add new section, 20.28- Electric Vehicle Infrastructure. Motion carried.

## **9. PUBLIC HEARING**

### **Public Hearing for Article 20, General Requirements – Update Section 20.15 Fences**

Paul Perry moved supported by Danny Taylor to open the public hearing for Article 20, General Requirements – Update section 20.15, Fences. Motion carried.

Mike Demski presented a draft amendment to Article 20, general requirements, update section 20.15, fences to add requirement to 20.15 (A) 9. The height of a fence is measured from the average natural grade as a distance or 5 feet from each side of the fence. Berms are not permitted for the purpose of achieving a taller fence.

Terry Rollins asked if this would apply to commercial properties, Mike Demski responded that it only applies to residential.

Diane La Plante asked Mike Demski if property owners are required to obtain a zoning permit to erect a fence, Mike Demski responded yes, permits are required for fences and they are available on the website.

Paul Perry moved supported by Danny Taylor to close the public hearing at 7:10 p.m. for Article 20, General Requirements – Update section 20.15, Fences. Motion carried.

Paul Perry moved supported by Danny Taylor to re-open the regular meeting at 7:11 p.m. Motion carried.

## **10. UNFINISHED BUSINESS**

### **a. Recreational Marijuana – consider recommendation and regulation as a permitted use**

Mike Demski presented a draft ordinance and map of commercial areas identified by the sub-committee for consideration for MFO (Marijuana Facility Overlay) Zoning District. Recreational Marijuana would be added to Zoning Ordinance #117, Article 8, as a special use in specific area(s) of the township. Discussion was held over the proposed ordinance and two commercial areas suggested by the sub-committee. Commissioners recommend the overlay district being located on South Telegraph Rd. at/or near the intersections of Minx and Telegraph, and Dean and Telegraph.

Paul Perry moved supported by Manny Evola to hold a public hearing on at the next regularly scheduled planning commission meeting on October 15, 2024, for Ordinance 117 – Marijuana Facilities, and update for the zoning map to add MFO District. Motion carried.

**b. Master Plan – Committee Update**

The sub-committee continues to update the master plan, Manny Evola is updating to include the flood plain.

**11. NEW BUSINESS**

**a. Action on public hearing – Article 10, Table 10-2, Permitted Principal Uses**

Paul Perry moved supported by Manny Evola to accept and recommend adoption to the township board of amendment to Zoning Ordinance 117, Article 10, Table 10-2, permit single-family homes as a by-right use in the waterfront commercial district, as presented. Motion carried.

**b. Action on public hearing – Article 20, General Provisions, Section 20.28, Electric Vehicle Infrastructure**

Manny Evola moved supported by Paul Perry to accept and recommend adoption to the township board of new section to Zoning Ordinance 117, Article 20.28 Electric Vehicle Infrastructure, as presented. Motion carried.

**c. Action on public hearing – Article 20, General Provisions, Section 20.15, Fences**

Manny Evola moved supported by Paul Perry to accept and recommend adoption to the township board of amendment to Zoning Ordinance 117, Article 20.15, fences, as presented. Motion carried.

**12. PUBLIC COMMENT**

Terry Rollins asked who oversee's the construction at the truck stop on Luna Pier Rd. and commented on the condition of the berm. Mike Demski stated that the construction is on-going and that the work on the curbing and entrance/exit is under the purview of the Monroe County Road Commission.

Diane La Plante asked if the draft marijuana ordinance would be available for the public to view, Mike Demski responded that it will be on the township website within one week.

Kurt Gholden stated since he has been maintaining Algonquin Rd. vehicles are now speeding excessively, he asked if he can install a speed bump, it was relayed to Mr. Gholden that he should speak with Erie Police Chief Ames.

**13. COMMENTS FROM MEMBERS**

None.

**ADJOURNMENT**

Paul Perry moved supported by Danny Taylor to adjourn at 7:54 p.m. Meeting adjourned.

Kimberly Cousino  
Recording Secretary