

# Woodhull Township Planning Commission

January 19, 2021 Board Meeting Via-Zoom 7:00pm

Woodhull Township 7315 Beard Rd. Shaftsbury, MI 48872

## DRAFT Minutes

**Call to order** – The virtual meeting was called to order by Chairman Scovill at 7:02pm.

**Roll Call** – Members present at virtual roll call: Scovill, Thronson, Webb, Daenzer, Slavik and Betts.

**Delegation of Visitors** – Welcomed all visitors/voluntary sign-in sheet on the chat box (via-zoom).

**Approval of Agenda** – Moved by Slavik and supported by Thronson to approve the agenda as presented. Roll Call was taken: Scovill – yes, Slavik – yes, Daenzer – yes, Webb – yes, Thronson – yes, Betts – yes. Motion passed 6 yes/0 no.

**Approval of Minutes** – Moved by Daenzer and supported by Slavik to approve the minutes as presented. Roll Call was taken: Scovill – yes, Slavik – yes, Daenzer – yes, Webb – yes, Thronson – yes, Betts – yes. Motion passed 6 yes/0 no.

**Public Comment Period:** Public comment period was opened. No public comments were made via zoom, but four written comments were shared with the concern of the application PZBA20-019 Aaron Budnick. Chairman Scovill closed public comment.

### Old Business –

#### A. Woodhull Township Planning Commission Term Update-

The planning commission was informed of the current terms of each member based on information from the township board. It was announced by Chairman Scovill that Jamison Dean had been nominated to the township board to fill the currently open planning commission seat and that an appointment was expected at the February township meeting.

### New Business –

#### A. Glarner Update

Chairman Scovill represented the Woodhull Township Planning Commission to the Shiawassee County Zoning meeting on January 13<sup>th</sup>. The request to receive PZBAs faster than 20-day notice was discussed but no action was taken by the county ZBA. The county ZBA denied the appeal by Glarner.

#### B. PZBA20-019 Aaron Budnick application

The applicant was not present. Public comment period followed on the proposed site location of Oak Island Drive, Laingsburg, Michigan 48848. The public comment period was then closed by Chairman Scovill. Planning commission members then reviewed the standards for the application approval based on the information available to the commission. Moved by Daenzer, supported by Webb, to approve the application for #PZBA20-019. This conclusion was based on the following questions that are provided. Roll Call was taken: Scovill – yes, Slavik – yes, Daenzer – yes, Webb – yes, Thronson – yes, Betts – yes. Motion for approval on this application request passed 6 yes/0 no.

**The finding of fact responses to the standards, as agreed upon by the Woodhull Township Planning Commission, are as follows:**

- 1. What, if any, identifiable conditions related to the petition have changed which justifies the petitioned change in zoning?**  
None
- 2. What, if any, error in judgment, procedure, or administration was made in the original Ordinance which justifies the petitioned change in zoning?**

Errors in judgement already has been made with neighboring homes that have been grandfathered in. These homes are not within the required 100-foot waterfront setback.

**3. What are the precedents and the possible effects of which might result from the approval or denial of the petition?**

Many concerns were made that if setbacks are changed every couple of years these situations will continue to happen in the future.

**4. What is the impact of the amendment on the ability of the County and other governmental agencies to provide adequate public services and facilities and/or programs that might reasonably be required in the future if the petition is approved?**

No concerns.

**5. Does the petitioned zoning change adversely affect the environmental conditions or value of the surrounding property?**

The environmental effects of trees already cut down on the property. It was reported that trees have not been cleaned up and some are laying in the water.

**6. Does the petitioned zoning change generally comply with the adopted Future Land Use Plan of Shiawassee County?**

No concerns - residential property.

**7. Are there any significant negative environmental impacts which would reasonably occur to surface water drainage of the petitioned zoning change and resulting allowed structures were built?**

None

**8. Are there any significant negative environmental impacts which would reasonably occur to waste water disposal if the petitioned zoning change and resulting allowed structures were built?**

No concerns.

**9. Are there any significant negative environmental impacts which would reasonably occur to surface or subsurface water quality if the petitioned zoning change and resulting allowed structures were built?**

No concerns.

**10. Are there any significant negative environmental impact which would reasonably result in the loss of valuable natural resources such as forests, wetlands, historic sites, wildlife, mineral deposits, or valuable agricultural land if the petitioned zoning change and resulting allowed structures were built?**

The only negative environmental impact on the location is trees being cut down for construction.

**C. Discussion on future Woodhull Township Planning Commission ZBAs**

Discussion was made that Woodhull Township Planning Commission does not have enough time once a ZBA application has been received. The 20-day notice is simply not enough time for surrounding neighbors to be notified. Chairman Scovill, representing Woodhull Township, once again attended another county zoning board meeting this month. There have been several concerns on a number of ZBA application with public notices not getting to the public in a timely fashion. The concerns of the public have been brought to Shiawassee County Zoning Board of Appeals a number of times. The motion was made by Thronson to not have Woodhull Township Planning Commission be advisors for any PZBAs applications moving forward. Motion was seconded by Slavik. Roll Call was taken: Scovill – yes, Slavik – yes, Daenzer – yes, Webb – yes, Thronson – yes, Betts – yes. **Motion passed 6 yes/0 no.**

**D. 2021 Woodhull Township Planning Commission Budget**

Motion was made by Slavik, and seconded by Webb, to request that the 2021 Budget be changed as follows:

\* Request no change to the planning commission member funding. This would remain at \$4500.

\* Request to raise the salary of the recording secretary to \$2,700.00, which would equate to \$225.00/month for Planning Commission secretarial needs. Combined, this would equate to a salary budget of \$7200.00

\* No request to raise the office supplies.

\* No request to raise the postage budget.

\* No request to raise the transportation.

\* No request to raise the printing budget.

\* No request to raise the education budget.

Roll Call was taken: Scovill – yes, Slavik – yes, Daenzer – yes, Webb – yes, Thronson – yes, Betts – yes. Betts will bring this action to the Woodhull Township Board at their February 2021 meeting. **Motion passed 6 yes/0 no.**

**Election of Officers:**

Motion was made by Daenzer and supported by Webb to continue the current elected terms of planning commissioner officers for 2021, including Brewer as recording secretary. Roll Call was taken: Scovill – yes, Slavik – yes, Daenzer – yes, Webb – yes, Thronson – yes, Betts – yes. Motion passed 6 yes/0 no.

**General Public Comment:** General comment period was opened by Chairman Scovill. No comments were offered. Chairman Scovill closed general public comment.

**Adjournment** – Motion to adjourn was made by Thronson and supported by Slavik. Roll call was taken: Chairman Scovill - yes, Slavik – yes, Daenzer – yes, Webb – yes, Thronson – yes, and Betts – yes. **Motion passed 6yes/0 no.**

Meeting adjourned at 8:32pm.

Respectfully Submitted,  
Stacey Brewer  
Recording Secretary