

# Pleasanton Township Planning Committee Meeting Minutes

DATE: 07/13/2020 6:00 p.m.  
LOCATION: Pleasanton Township Hall

**Representatives:**

A	Bob Peterson – Vice Chair	X	Tony Merrill - Chair
X	Marv Peska	X	Ed Monk
		X	Brenda Monk – Township Board Rep / Secretary
X	Carol Merrill – Township Supervisor		
	Guests:	X	Josh Mills, Zoning Administrator

X = Present      A = Absent

**Public Present: Deb Jackson, Judy Girven, Karen McCarthy, Dave Seal, Lynn Seal, Rick Russell, Jose Aguilar, Jim Koenig**

Topics Discussed	Discussion/Decision	Action/Responsible Party
<i>Meeting called to order Pledge of Allegiance</i>		
<i>Roll call</i>	Present: Merrill, Peska, E. Monk, B. Monk Absent: Peterson	
<i>Public Hearing</i>	<p><b><i>Open Public Hearing – 6:05 p.m.</i></b> Ordinance Article 10 / 1087 Accessory Apartments</p> <p><i>Public comment:</i> <i>Koenig, Lakeside</i> – Suggestion to have a special use permit for rental vs family basic assistance. Therefore, having a process to check with the neighbors. Differentiate between Health/Medical and Rental. Feels there is a difference between Health and Security and Income. Prevent congestion on lakeside, stressed economic vs health &amp; safety. Noted that he appreciates the commission services, having an issue last year and the commission working with him to resolve in the past.</p> <p><i>McCarthy, Three Pines</i> – Zoning is best for the community, in review agrees with Koenig on companionship (care giver) vs rental property. Very congested on three pines, home next door is for rent and there are issues with sewer. Rental is a carrot that could be utilized for sewer project. Rental homestead uncapped; single residence homestead should not be allowed with income. Residence should not be 100% homestead. Noted minimum 450 Square foot or no more than 35% of residence, some of the big cottages could have a accessory apartment if they have the lot coverage. Garage vs new building, flooding, parking on the road, trailers parked all summer. Should not allow trailer and apartment on property for rent. Maintenance with outside storage</p>	

	<p>Fire truck accessibility – what happens with non-conforming lots. Apartments for living with granny, then turns to rental, homestead disappears.</p> <p><b>Public Hearing Closed at 6:17 p.m.</b></p>	
<b>Agenda Approval</b>	Monk presented agenda for approval/changes.	<i>Motion by B Monk, second by Peska to approve the agenda. All in favor, motion carried</i>
<b>Prior meeting minutes</b>	June 8, 2020 Meeting Minutes presented for approval.	<i>Motion by E Monk, second by B. Monk, to approve minutes. All in favor, motion carried.</i>
<b>Zoning Administrator Report</b>	<p>July 5, 2020 Zoning Administrator report reviewed. Activity is picking up. Noted seven permits issued. Discussed current issues.</p> <p>Mills noted that there is work currently occurring on residents that have not obtained permits and making contact. Mills is working with C.Merrill, Township Supervisor in these areas.</p> <p>Food Trailer; Jose Aguilar. Discussed request by Mr. Aguilar to place food truck on property located in the RA-2 Commercial property within the township. Discussed access and the need to comply with Health Department as well as Road Commission/DOT related to access to property/food truck location.</p>	<i>Motion by B Monk, second by Peska to have Mills continue process for Aguilar request under Service Category of the zoning ordinance. All in favor, motion carried</i>
<b>Unfinished Business/Discussions</b>	<p>Ordinance Article 10 / 1087 Accessory Apartments: Mills/ C Merrill clarified on accessory apartment if it becomes a rental property, a percentage of property is no longer homestead eligible. Both parties need to be on the deed to continue homestead status.</p> <p>Discussed modification of ordinance related to section B.5 to add and comply with District 10 Health Department Sanitation Code.</p> <p>Discussed special use permit in certain zoning sections or when changing from health and safety to rental property.</p>	<i>Motion by B Monk, second by Peska to modify ordinance under section B.5 to include comply with District 10 Health Department Sanitation Code and send to Township Board for review/approval. All in favor, motion carried. Monk to make noted change and present to Board at next meeting.</i>
<b>New Business</b>	Flag Lots – Example Ordinance in packet. Monk found online as an example to review/revise.	<i>Monk to add to next months agenda after commission reviews example.</i>
	<p>ADA Wheelchair Ramp Information</p> <p>For review of commission. Mills noted for commission to keep in mind as population in the township ages, this could become an issue.</p>	
<b>Public Comment</b>	None	
<b>Adjournment</b>	Meeting Adjourned at 7:38 p.m.	