

**PLANNING COMMISSION  
ERIE TOWNSHIP  
ERIE, MICHIGAN  
Regular Meeting  
June 15, 2021**

**1. CALL TO ORDER**

Bill Jacobs called to order the Regular Meeting of the Erie Township Planning Commission on June 15, 2021 at 7:00 pm at the Township office, Erie Road, Erie, Michigan.

**2. ROLL CALL**

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

Also present: Mike Demski and Recording Secretary, Kristine Crammond.

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was said.

**4. APPROVAL OF AGENDA**

- Paul Perry made a motion to approve the Agenda. Dr. Larry Guinn seconded. Motion carried.

**5. APPROVAL OF MINUTES**

Manny Evola made a motion to approve the minutes from the February 16, 2021 Planning Commission Special Meeting. Dan Taylor seconded. Motion carried.

**6. PUBLIC COMMENTS AND COMMUNICATIONS**

**A. Budget Report**

Bill Jacobs reported the budget looks good. Dave Cousino made a motion to approve the budget and place on file. Paul Perry seconded. Motion carried.

**B. Public Comment**

Mary Jan Petee Ford Home address-2146 Lisa Lane, Toledo, Ohio  
Work address-2147 Manhattan St. Erie, Michigan

Mary Jan Petee Ford asked the Planning Commission to reconsider allowing a marijuana dispensary in Erie Township.

Mary Jan Petee Ford commented Consumer Power has ruined Erie Road where it ends at the beach. She stated there are concrete blocks everywhere and there are no trees. The beach is worthless now. She asked if there was anything the Planning Commission could do.

Robert Dabiish Home address- 6061 Seaman Road, Oregon, Ohio 43616

Robert asked the Planning Commission to revisit the marijuana dispensary in Erie Township. He stated it would help the city with revenue.

\*Dave Cousino reminded the Planning Commission that the decision regarding marijuana is not for the Planning Commission to decide. It is up to the Township Board.

## 7. NEW BUSINESS

### A. Final Site Plan Review – 9793 Telegraph (60-70 Bar & Grill)

First Merchants Bank-ATM New Location Proposed

Michael Hammond (Architect) was in attendance representing First Merchants Bank. The property owner did not attend the meeting. Mike Hammond provided a site plan for the Planning Commissioners to review.

Mike Demski provided a Memorandum dated June 10, 2021 regarding the property at 9793 Telegraph Rd. Mike Demski provided 9 items of concern.

Paul Perry made a motion to **not approve** the current proposed location for the ATM based on the information provided on the Memorandum from Mike Demski dated 06/10/21. Manny Evola seconded.

VOTE:

Dr. Larry Guinn	Yes -to deny approval
Robert Schwartz	Yes-to deny approval
Dave Cousino	Yes- to deny approval
Bill Jacobs	Yes- to deny approval
Paul Perry	Yes- to deny approval
Manny Evola	Yes- to deny approval
Dan Taylor	Yes- to deny approval

## 8. OLD BUSINESS

### A. Zoning Ordinance 117- Discussion of Proposed updates

#### 1. Front Yard Setback & Garage Setback

Mike Demski explained there needs to be language updated as to where setbacks are measured from. Is the measuring calculated from the center of the road or measured from the road right-of-way. Also discussed was garage setbacks from a road.

#### 2. Agri-tourism definition and requirements

The definition of Agri-tourism was explained. Mike Demski stated both Erie Orchard and Trabbic Pumpkin Farms are examples of Agri-tourism. The Planning Commission stated language was needed for any new Agri-tourism business that may want to open in Erie Township.

3. Number of Exempted Sheds (100 sq.ft)  
Mike Demski stated sheds measuring 100 sq. feet or less do not require a permit. There was discussion about setting a limit of two sheds in areas zoned residential.
  4. Farm markets, produce stands and farm product sales  
Farm markets are personal property (produce) stand/road side stand at a farm.  
Language needs to clarify the difference between personal stand and a community farm market.
  5. 2-Family occupancy in Agricultural Districts  
Use as a residential 2-family, income producing home rentals are currently not allowed in Agricultural district.
- B. Downtown Revitalization update  
Dan Taylor stated the committee met with Mannik & Smith about 2 weeks ago. Dan stated it is not progressing well. He suggested getting the committee together on Wednesday June 23<sup>rd</sup> at the Township office to discuss funds and obtaining engineering grants. Dan discussed the need for street lights, sidewalks and store lighting.

**9. PUBLIC COMMENTS**

Diane La Plante, 1324 Sterns Road, Erie, Michigan

Diane complimented the Planning Commissioners and how well Planning Commission meetings are run.

Mary Jan Petee Ford, Home address-2146 Lisa Lane, Toledo, Ohio

Mary Jan asked has anyone been approached about the Dagwood. She stated it is an eye sore.

**10. MEETING DATES**

Park Commission	Thursday, July 1, 2021	7pm-	South Erie Park
Township Board	Tuesday, July 13, 2021	7pm	Township Hall
Planning Commission	Tuesday, July 20, 2021	7pm	Township Hall

**11. ADJOURNMENT**

Paul Perry made a motion to adjourn. Dan Taylor seconded. Meeting adjourned at 8:35 pm.

Respectfully Submitted

Kristine Crammond  
Recording Secretary